

LIBERTY, IN • UNION COUNTY • HARRISON TOWNSHIP

PRIME *Land Auction*

FRIDAY, FEBRUARY 1 • 11AM



Home on
Tract 4

160±

acres in 4 tracts

- 140± FSA Crop Acres • Top Soils – 2019 Crop Rights to Buyer • 3 Miles to the Indiana/Ohio State Line • Great Location in Top Agricultural Area! • Updated Country Home with Barns & Fenced Pasture • Potential County Estate Building Site with Pond

INFORMATION BOOK

Near Richmond, IN and Eaton, OH • 30 Minutes West of Dayton, OH • 45 Minutes to Cincinnati, OH



ONLINE BIDDING AVAILABLE

800-451-2709 • WWW.SCHRADERAUCTION.COM

SCHRADER
Real Estate and Auction Company, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Philip W. Dils and Jan W. Dils



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION MANAGERS:

Andy Walther • 765-969-0401 • Email: andy@schraderauction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL/TRACT MAP**
- **SOIL MAPS & TOPOGRAPHY MAPS**
- **FSA DOCUMENTS**
- **SALES DISCLOSURE & LEAD BASED PAINT**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

Friday, February 01, 2019
160 ACRES – Liberty, Indiana

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Friday, January 25, 2019.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

**Online Auction Bidder Registration
160± Acres • Union County, Indiana
Friday, February 01, 2019**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Friday, February 01, 2019 at 11:00 AM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Friday, January 25, 2019**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

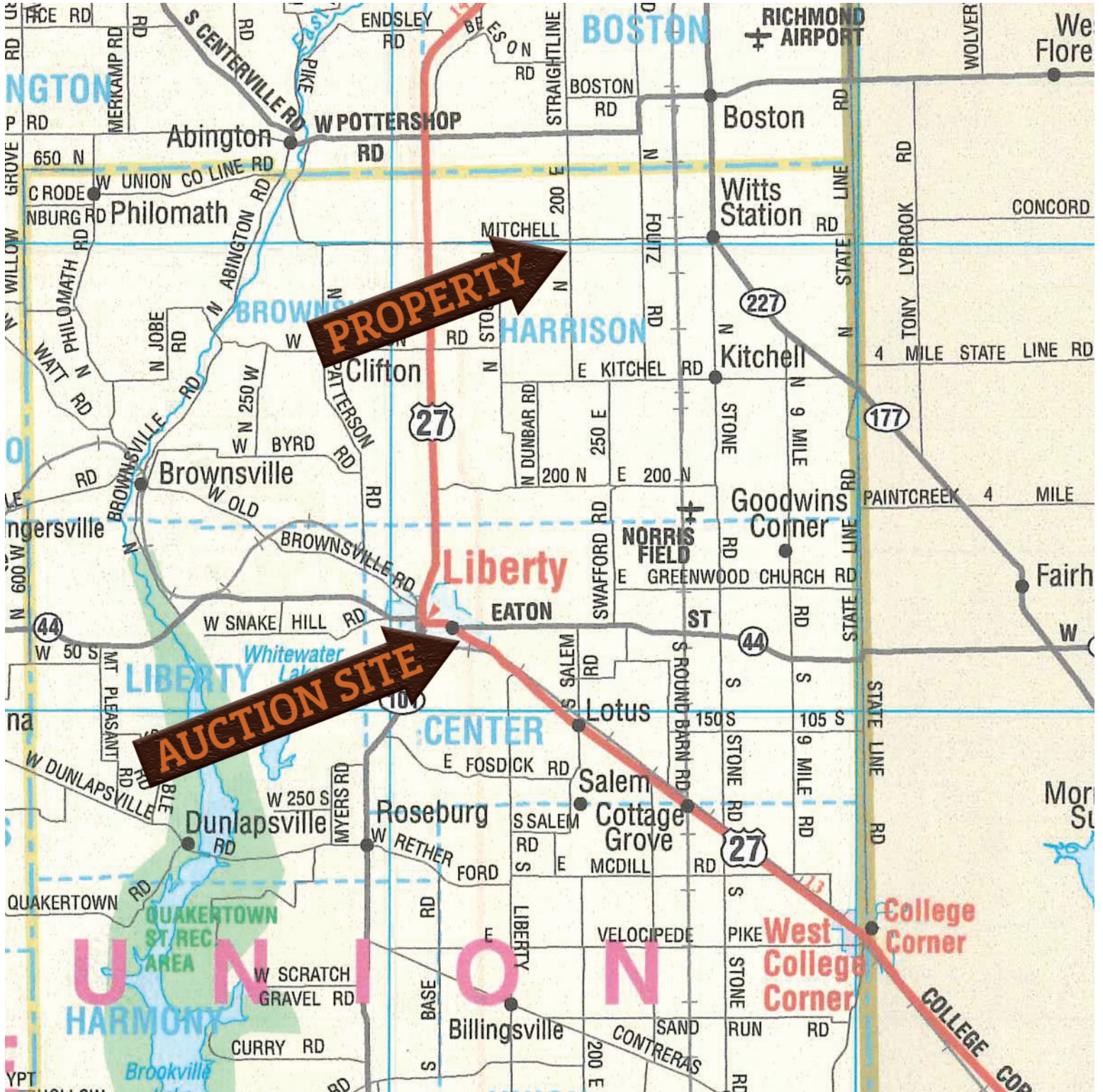
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

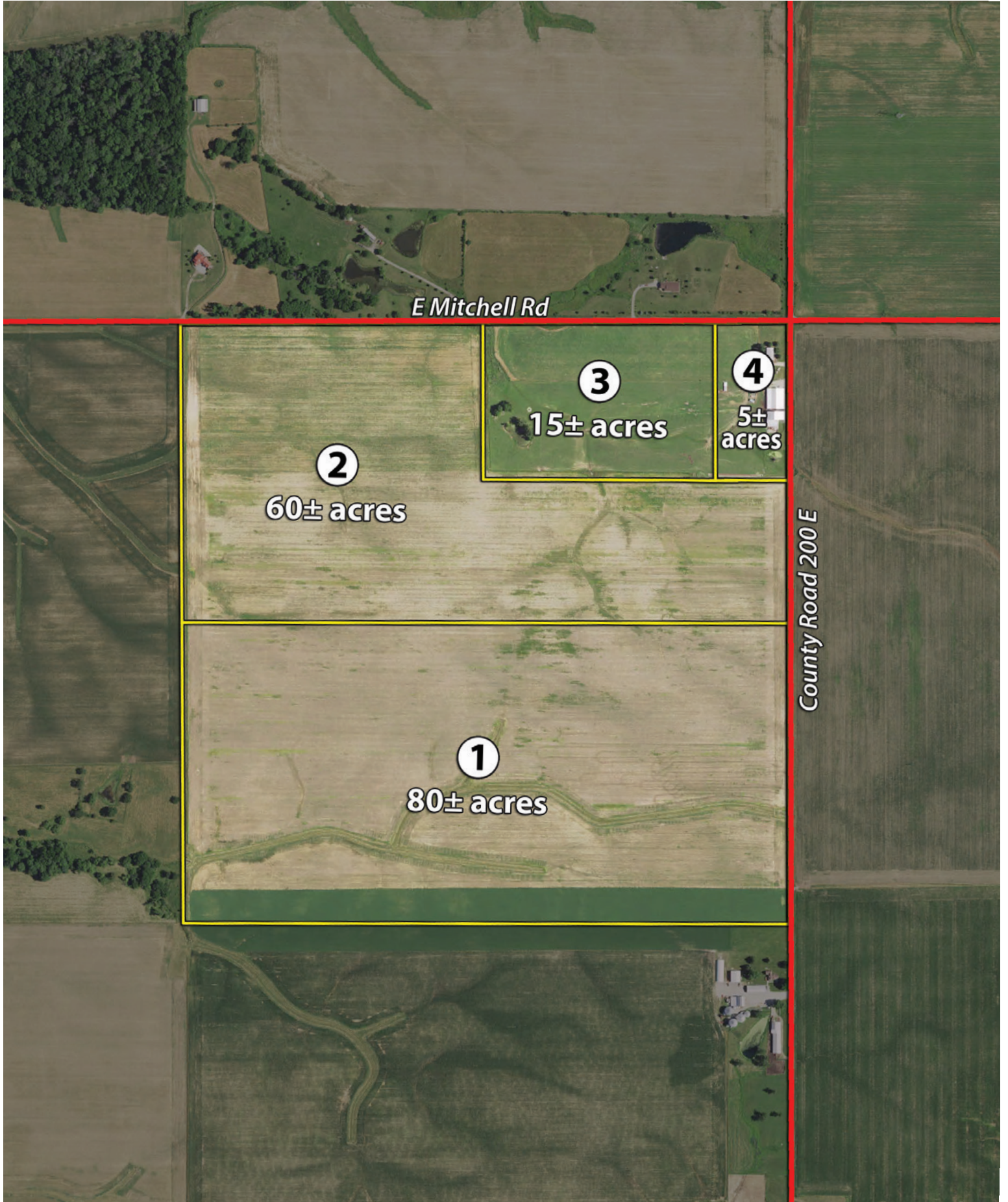
LOCATION MAP

LOCATION MAP



AERIAL/TRACT MAP

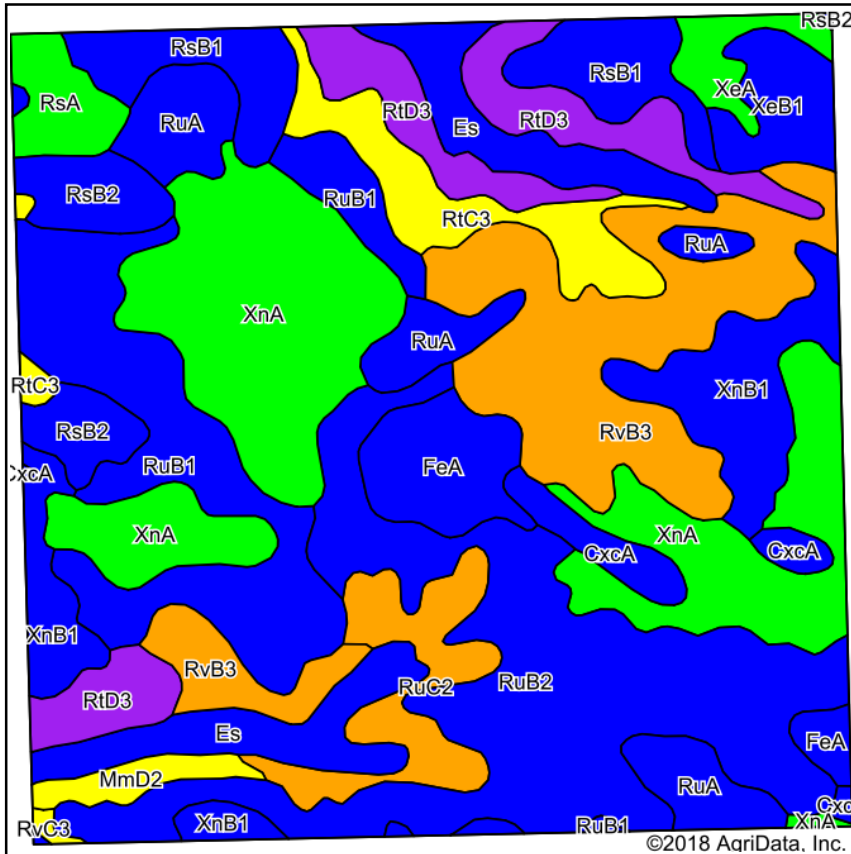
AERIAL/TRACT MAP



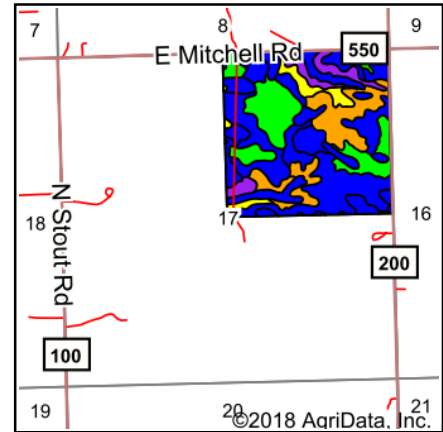
SOIL MAPS & TOPOGRAPHY MAPS

SOIL MAPS & TYPOGRAPHY MAPS

Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Union**
 Location: **17-12N-1W**
 Township: **Harrison**
 Acres: **160**
 Date: **7/26/2018**



Area Symbol: IN161, Soil Area Version: 18															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture	Orchardgrass alfalfa hay	Oats	Tobacco	Tall fescue	Orchardgrass red clover hay
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	26.25	16.4%		I	143	50	65	5	10					
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	24.98	15.6%		Ile	145	51	69	5	10					
RvB3	Russell and Miami soils, 2 to 6 percent slopes, severely eroded	18.31	11.4%		IIle	140	49	67	5	10					
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	15.71	9.8%		Ile	150	53	72	5	10					
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	9.58	6.0%		Vle	120	42	60	4	8					

SOIL MAPS & TYPOGRAPHY MAPS

Maps Provided By:



© Agridata, Inc. 2018

XnB1	Xenia and Celina silt loams, 2 to 6 percent slopes, slightly eroded	9.45	5.9%		Ile	143	50	65	5	10							
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	8.54	5.3%		Ilw	127	44	18	4	8							
RuA	Russell and Miami silt loams, 0 to 2 percent slopes	7.42	4.6%		Ils	150	53	72	5	10							
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	7.13	4.5%		Ile	155	54	78	5	10							
RTC3	Russell soils, 6 to 12 percent slopes, severely eroded	5.80	3.6%		IVe	135	47	68	5	9							
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	5.42	3.4%		Ille	135	48	65	5	9							
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	5.07	3.2%		Ilw	156	51	69	5	10							
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	4.50	2.8%		Ile	149	53	73	5	10							
XeB1	Xenia silt loam, 2 to 6 percent slopes, slightly eroded	3.24	2.0%		Ile	155	54	70	5	10							
CxcA	Cyclone silt loam, 0 to 2 percent slopes	2.55	1.6%		Ilw	185	65	75	6	13							
RsA	Russell silt loam, 0 to 2 percent slopes	2.47	1.5%		I	155	54	78	5	10							
XeA	Xenia silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	1.87	1.2%		Iw	112	38	48			5	64	2423	7			1
MmD2	Miami silt loam, 12 to 18 percent slopes, moderately eroded	1.51	0.9%		IVe	111	39	56	4	8							

SOIL MAPS & TYPOGRAPHY MAPS

Maps Provided By:

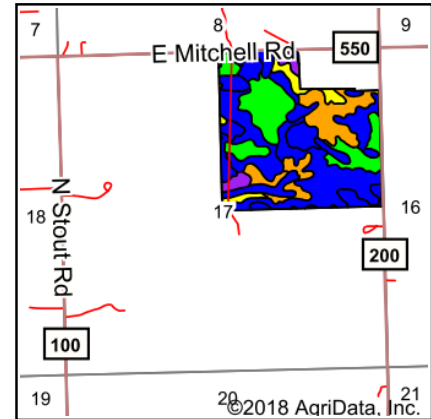
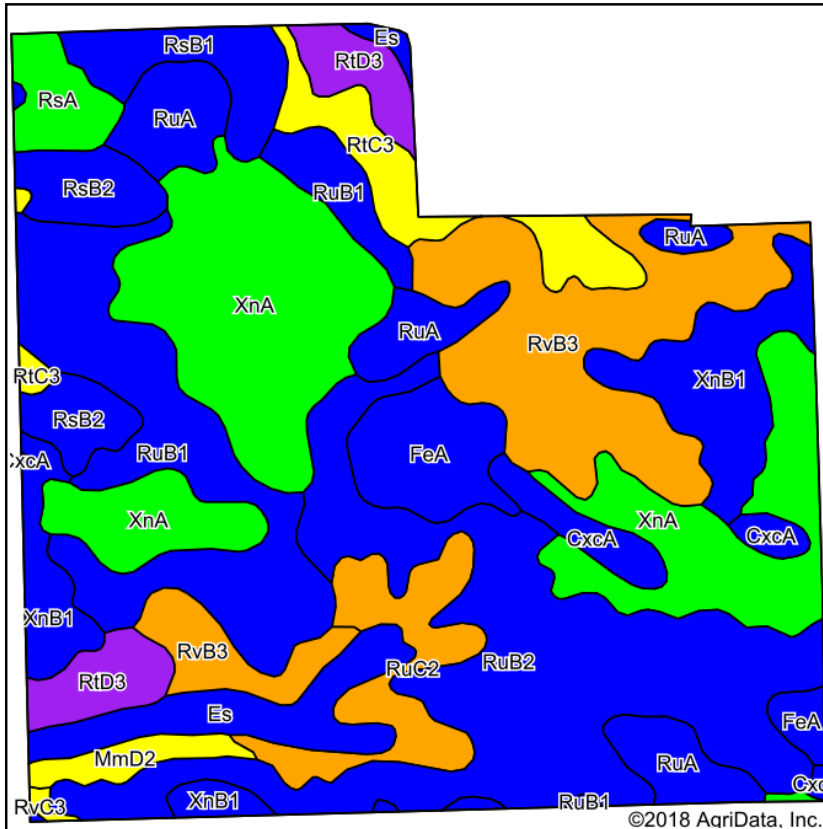


RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	0.20	0.1%		Ive	130	46	62	5	9					
Weighted Average						142.7	49.9	65.3	4.8	9.6	0.1	0.7	28.3	0.1	*-

Soils data provided by USDA and NRCS.

SOIL MAPS & TYPOGRAPHY MAPS

Soils Map



State: **Indiana**
 County: **Union**
 Location: **17-12N-1W**
 Township: **Harrison**
 Acres: **138.45**
 Date: **7/26/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2018 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN161, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Soybeans	Winter wheat	Grass legume hay	Pasture
XnA	Xenia and Celina silt loams, 0 to 2 percent slopes	26.12	18.9%		I	143	50	65	5	10
RuB2	Russell and Miami silt loams, 2 to 6 percent slopes, moderately eroded	24.76	17.9%		IIe	145	51	69	5	10
RvB3	Russell and Miami soils, 2 to 6 percent slopes, severely eroded	16.67	12.0%		IIIe	140	49	67	5	10
RuB1	Russell and Miami silt loams, 2 to 6 percent slopes, slightly eroded	15.58	11.3%		IIe	150	53	72	5	10
XnB1	Xenia and Celina silt loams, 2 to 6 percent slopes, slightly eroded	9.19	6.6%		IIe	143	50	65	5	10
RuA	Russell and Miami silt loams, 0 to 2 percent slopes	7.29	5.3%		IIs	150	53	72	5	10
RuC2	Russell and Miami silt loams, 6 to 12 percent slopes, moderately eroded	5.42	3.9%		IIIe	135	48	65	5	9
FeA	Fincastle-Crosby silt loams, 0 to 2 percent slopes	5.03	3.6%		IIw	156	51	69	5	10
Es	Eel silt loam, 0 to 2 percent slopes, frequently flooded	4.89	3.5%		IIw	127	44	18	4	8
RtC3	Russell soils, 6 to 12 percent slopes, severely eroded	4.66	3.4%		IVe	135	47	68	5	9
RsB2	Russell silt loam, 2 to 6 percent slopes, eroded	4.39	3.2%		IIe	149	53	73	5	10
RtD3	Russell soils, 12 to 18 percent slopes, severely eroded	4.31	3.1%		VIe	120	42	60	4	8
RsB1	Russell silt loam, 2 to 6 percent slopes, slightly eroded	3.56	2.6%		IIe	155	54	78	5	10
CxA	Cyclone silt loam, 0 to 2 percent slopes	2.51	1.8%		IIw	185	65	75	6	13
RsA	Russell silt loam, 0 to 2 percent slopes	2.37	1.7%		I	155	54	78	5	10
MmD2	Miami silt loam, 12 to 18 percent slopes, moderately eroded	1.51	1.1%		IVe	111	39	56	4	8
RvC3	Russell and Miami soils, 6 to 12 percent slopes, severely eroded	0.19	0.1%		IVe	130	46	62	5	9

SOIL MAPS & TYPOGRAPHY MAPS

Maps Provided By:



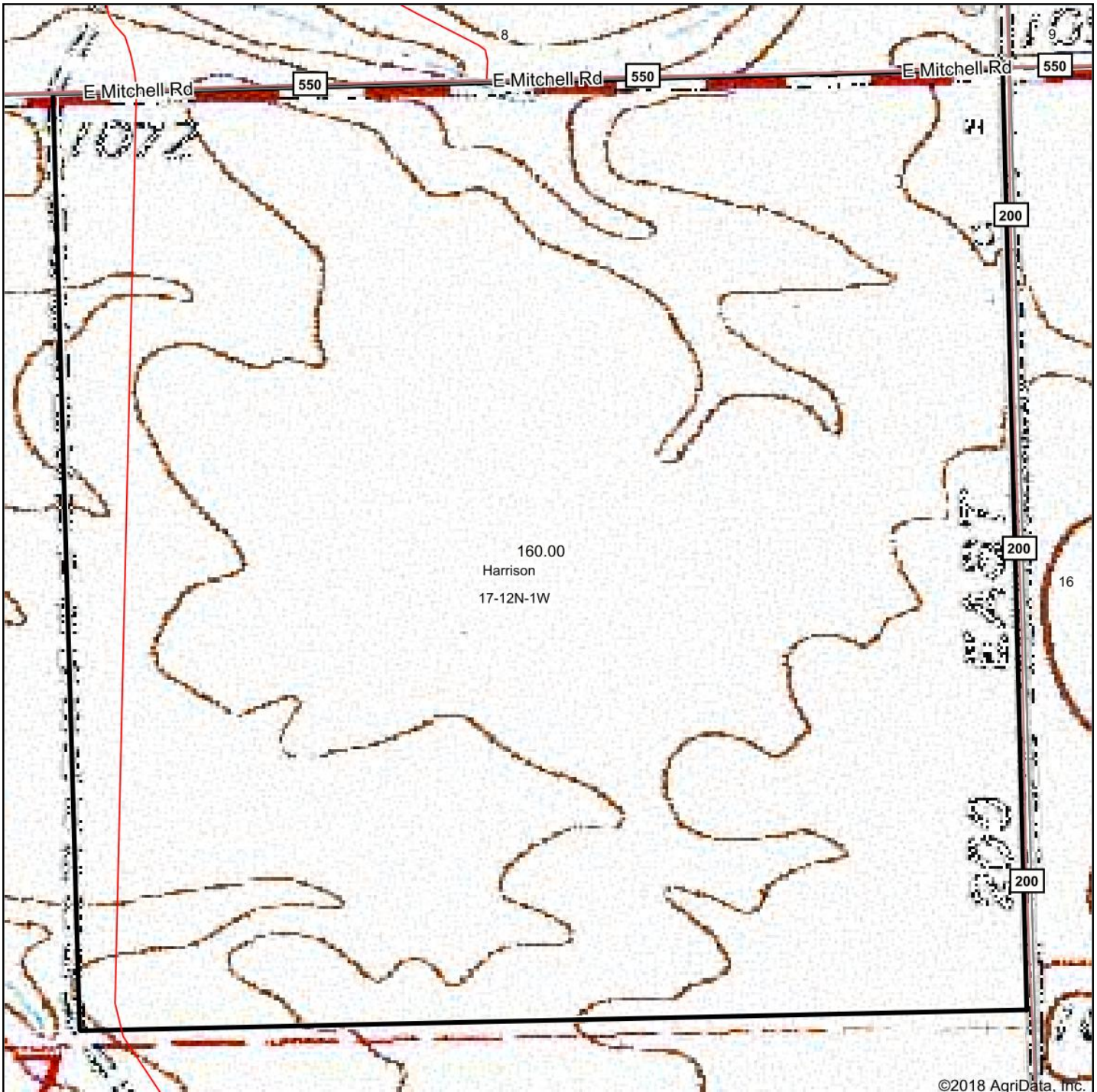
© AgriData, Inc. 2018

	Weighted Average	143.9	50.4	66.4	4.9	9.8
--	-------------------------	--------------	-------------	-------------	------------	------------

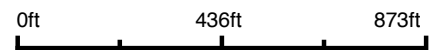
Soils data provided by USDA and NRCS.

SOIL MAPS & TYPOGRAPHY MAPS

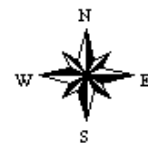
Topography Map



map center: 39° 42' 30.83, -84° 53' 40.74



17-12N-1W
Union County
Indiana



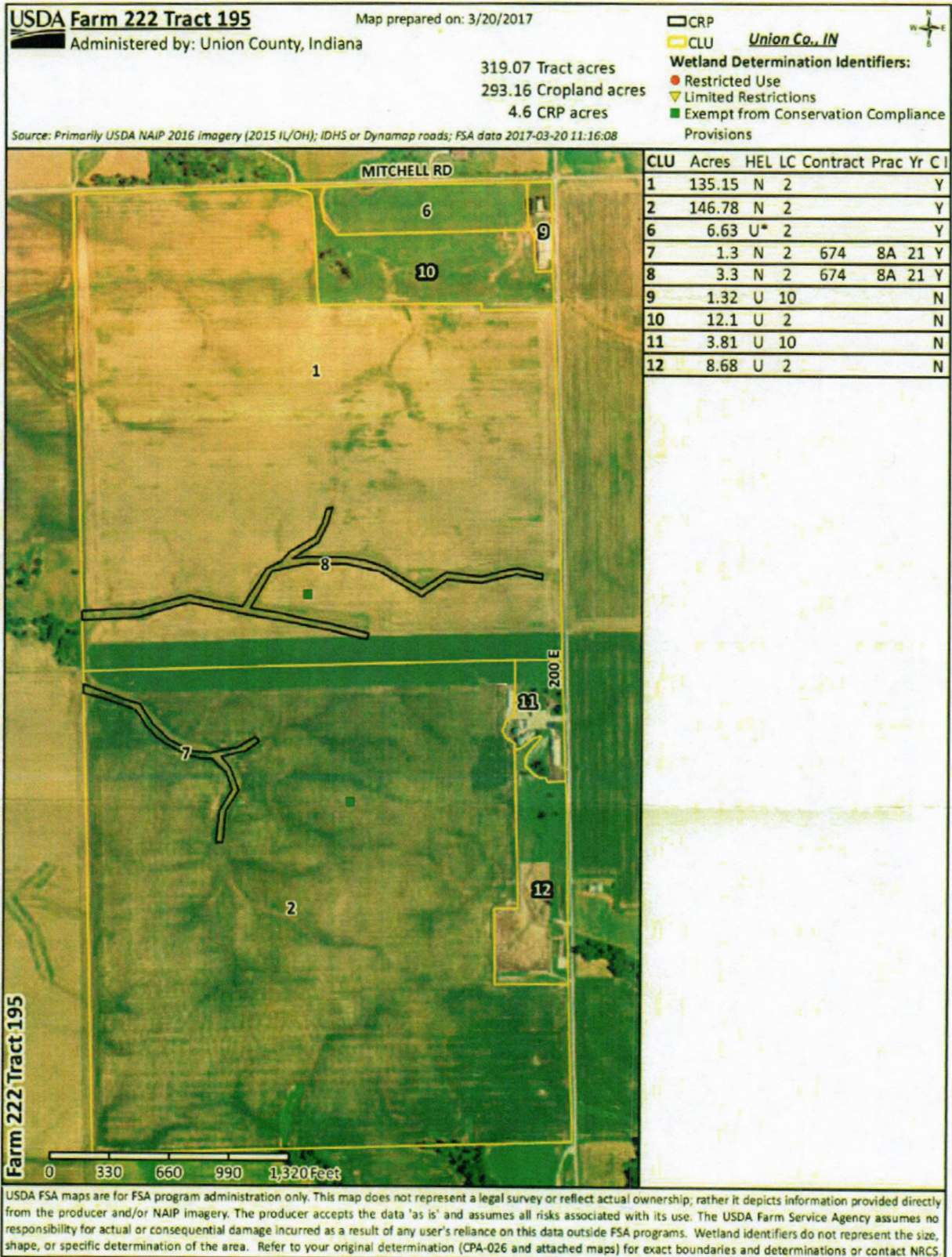
7/26/2018





FSA DOCUMENTS

FSA DOCUMENTS



March 2017 USDA Map; not to be construed as a land survey.

FSA DOCUMENTS

Conservation Plan

Date: 11/30/2010

Customer(s): JUANITA J DILS
District: UNION COUNTY SOIL & WATER CONSERVATION DISTRICT

Field Office: CONNERSVILLE SERVICE CENTER
Agency: NRCS
Assisted By: COLT VANNATTA



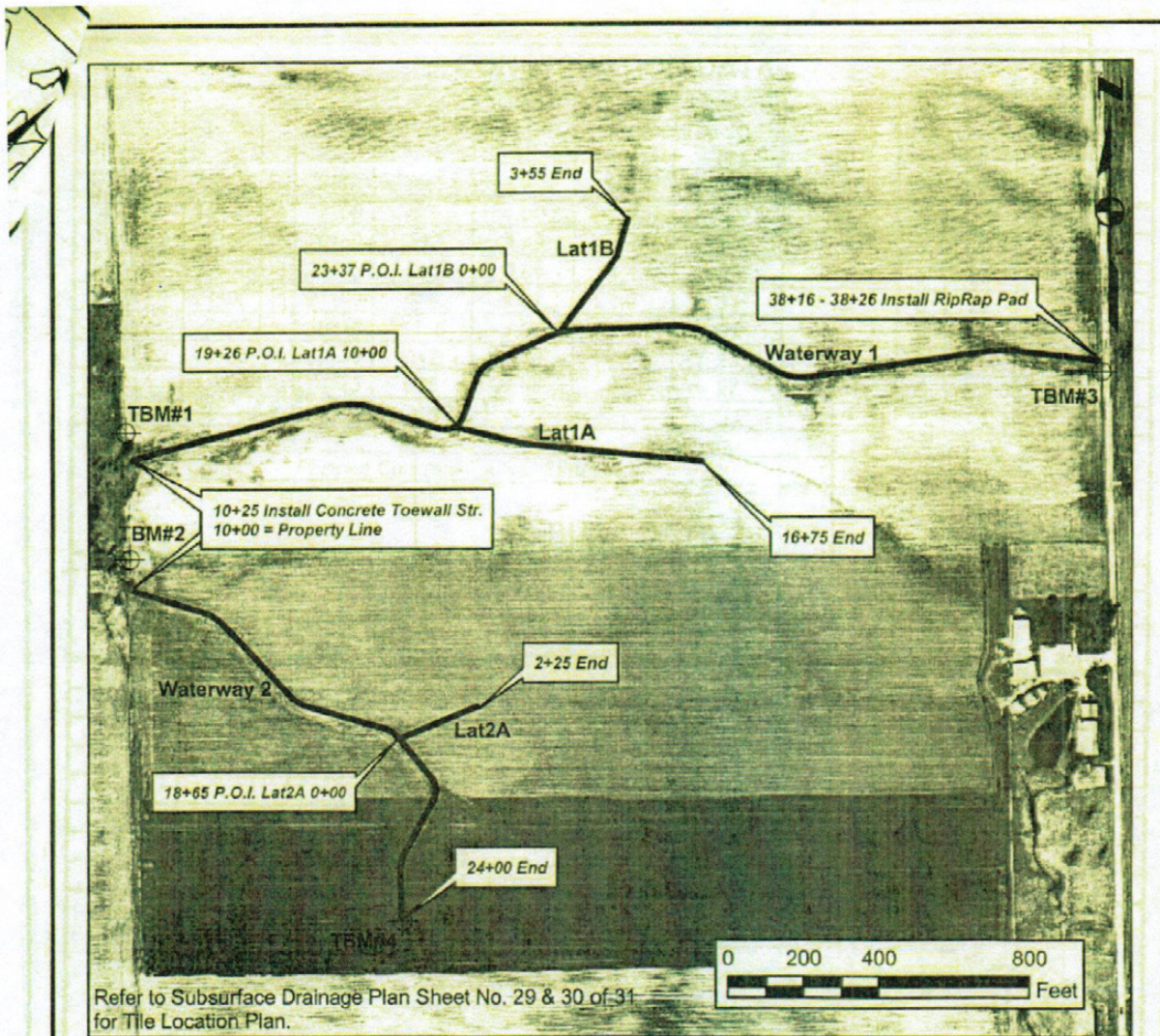
Legend

- Consplan
- CRP WW 11
- street_dm_in161



The above is from 2010 total conservation plan of 4.6± acres of the entire 320 acres. The north 160± acres (the subject) has about 3.3± acres of this 4.6± acres. The agreement between USDA and H. H. Dils began in Dec. 2010 and was a 10 year rental agreement. Essentially owner of land maintains waterway areas, small yearly rental stipend paid by the government. As the property changed title to 4 heirs in September 2017 (after H.H. Dils death on 05.15.2017) and the agreement was not assumed by new, 4 owners of the estate -- the agreement with USDA became null and void. USDA Connersville office in Summer of 2018 confirmed there is no encumbrance as related to the 2010 agreement.

FSA DOCUMENTS




⊕ Benchmark Descriptions:

TBM#1 Elev. 946.05 Top of Nail in base of 2 ft. dia. tree stump.

TBM#2 Elev. 947.55 Top of Nail in base of North H-Brace post.

TBM#3 Elev. 977.54 Top of Wood Hub set at base of South telephone box.

TBM#4 Elev. 963.83 Top of Wood Hub set at the end of Waterway 2.

 Natural Resources Conservation Service United States Department of Agriculture	Plan View		Date	
	Landuser	Harry Dillis T-195	Designed	J. Ingmire 10/10
	Location	Harrison Twp.	Drawn	J. Ingmire 10/10
	Union	County SWCD, Indiana	Checked	<i>CV/SILK</i> 11/10
	Section	17 T 12N R 1W	Approved	
		Title		

Sheet 3 of 31



SALES DISCLOSURE & LEAD BASED PAINT

SALES DISCLOSURE & LEAD BASED PAINT

1/12/2019

Property address (number and street, city, state, and ZIP code) 5460 N. County Rd. 200 EAST Liberty IN 47353 (Home only)				
2. ROOF		YES	NO	DO NOT KNOW
Age, if known	Years.			X
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?				X
If yes, how many layers?				X
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?				X
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?				X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	
Explain:				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				
SEE Attached page				
4. OTHER DISCLOSURES				
Do structures have aluminum wiring?			X	
Are there any foundation problems with the structures?			X	
Are there any encroachments?			X	
Are there any violations of zoning, building codes, or restrictive covenants?			X	
Is the present use of non-conforming use? Explain:			X	
Is the access to your property via a private road?			X	
Is the access to your property via a public road?		X		
Is the access to your property via an easement?			X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			X	
Are there any structural problems with the building?			X	
Have any substantial additions or alterations been made without a required building permit?			X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X	
Is there any damage due to wind, flood, termites, or rodents?				X
Have any structures been treated for wood destroying insects?				X
Are the furnace/woodstove/chimney/flue all in working order?				X
Is the property in a flood plain?			X	
Do you currently pay for flood insurance?			X	
Does the property contain underground storage tank(s)?			X	
Is the homeowner a licensed real estate salesperson or broker? Philip W. Dils		X		
Is there any threatened or existing litigation regarding the property?			X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			X	
Is the property located within one (1) mile of an airport?			X	
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.				
Signature of Seller		Date (mm/dd/yy)	Signature of Buyer	
		1/12/2019		
Signature of Seller		Date (mm/dd/yy)	Signature of Buyer	
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.				
Signature of Seller (at closing)		Date (mm/dd/yy)	Signature of Seller (at closing)	



FORM #03.



SALES DISCLOSURE & LEAD BASED PAINT

Seller's Residential Real Estate Sales Disclosure

Home only located at 5460 N. County Road 200 East Liberty, Indiana

Addendum Page/Additional Comments

The home is located on a larger farm property that was part of the Harry H. Dils and Juanita J. Dils Estate. The farm property was passed onto the heirs of the estate after the death of Harry H. Dils on May 15, 2017. The heirs/sellers have limited historical information or knowledge about the home.

The information below is from an inspection by an outside individual of the home only on March 29, 2018, prior to the last year renting of the entire north 160 acres of the farm land; the home is located on the northeast corner of this 160 acre farm.

Rear/west side of the home has a missing gutter and downspouts.

Windows are older and show signs of dampness; one north window, the center wood piece is defective.

Recommended that a wire splice in attic should have a junction box cover.

Basement electrical junction boxes recommended should be covered with wire splice (s) in junction boxes. There are some holes in the vinyl exterior siding.

Bathroom exhaust vent should be vented outside.

Recommended to clean wood stove flue pipe and cap.

Electrical entrance cable on south side of home is frayed and should be further evaluated by an electrician.

Philip W. Dils, seller 01.12.2019

SALES DISCLOSURE & LEAD BASED PAINT

RE: Property located at 5460 North County Rd. 200 E. Liberty IN 47353

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller <u>Philip W. Dils</u>	Date <u>11/12/2019</u>	Seller <u>JAN W. Dils</u>	Date <u>11/12/2019</u>
		<u>(signed by Philip W. Dils)</u>	
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	Date



PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS







SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

