

Sullivan County, Indiana LAND AUCTION

300± Acres in 2 Tracts

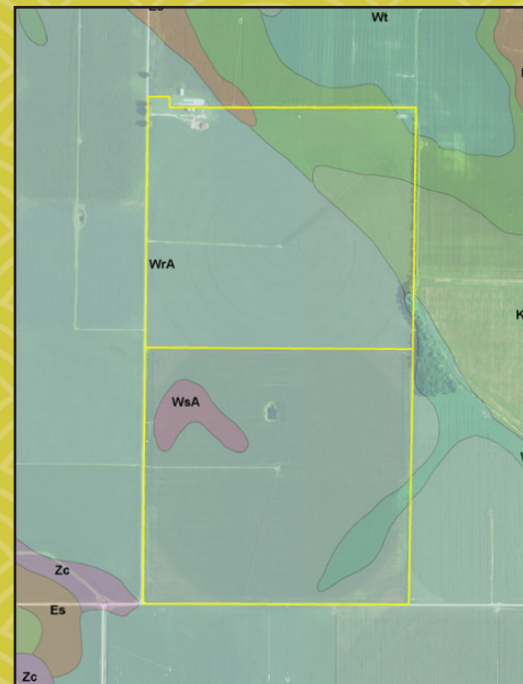
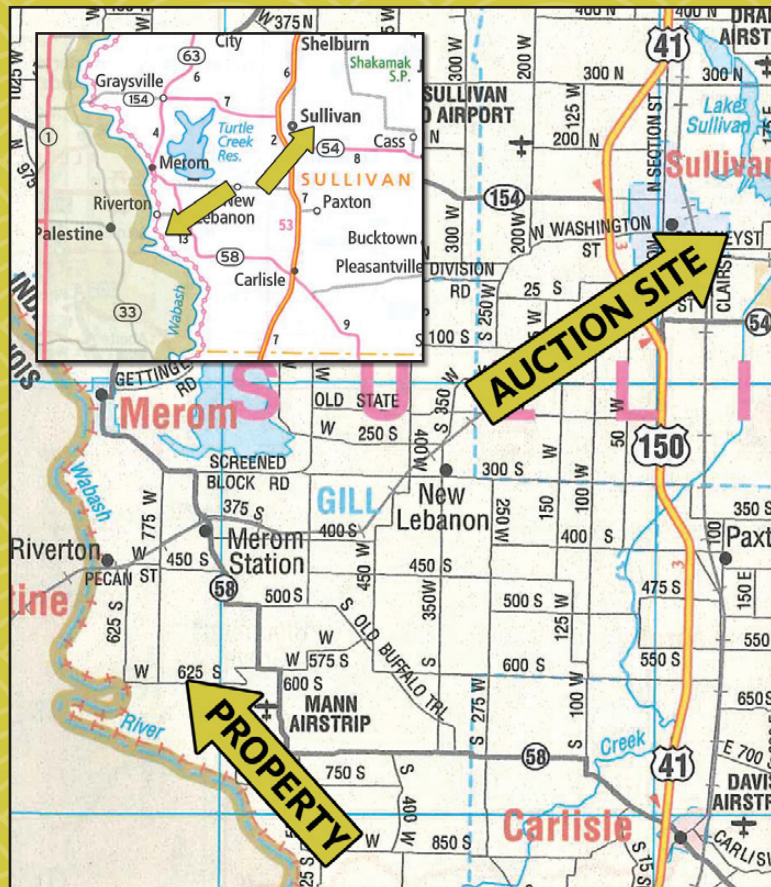
• 292± Tillable Acres • 2 Irrigation Pivots • Available for 2019 Crop • Immediate Possession • Excellent Soils

WEDNESDAY, FEBRUARY 27 • 10AM



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance** of the Auction to bid online. For online bidding information, call Schrader Auction Company: **800-451-2709**.



Code	Soil	Acres	Corn	Soybeans	Grass Legume Hay	Pasture	Winter Wheat	Grass Legume Pasture
WrA	Warsaw Sandy Loam	246.89	105	33	4	7	53	
Wa	Wakeland	21.02	119	39	4		47	6
Kg	Kings Silty Clay	14.54	150	40	5	10	60	
Wt	Westland	8.89	165	46	5	11	66	
WsA	Warsaw Loam	8.03	110	35	4	7	55	
Es	Eel Silt Loam	.80	116	41				
Weighted Average		110.1	34.2	41	4.1	6.8	53.2	0.4



INSPECTION DATES: Monday, February 11 • 10am - Noon

PROPERTY LOCATION/DIRECTIONS

From the junction of US Hwy 41 & SR 54 at Carlisle, IN, take Hwy 58 west 9.7 miles to W Co Rd 450 S, turn west 1 mile to S CR 775 W, turn south 1 mile to the farm.

AUCTION LOCATION

Sullivan County 4-H Fairgrounds Exhibit Building • 1361 E Co Rd 75 N, Sullivan, IN.

TRACT 1 - 154± ACRES, having a level topography, soils with frontage on S Co Rd 775 W & W Co Rd 625 S. Improvements include an 8 tower Valley center pivot irrigation unit with corner arm.

TRACT 2 - 146± ACRES, having a level topography, soils with frontage along S Co Rd 775 W. Improvements include 2 -12,000 bushel steel grain bins, a 7 tower Valley center pivot irrigation unit and residential water well.

OWNER: Carrie L Smith and Mike Horrall Family **SALE MANAGER:** Brad Horrall

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 300± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before March 28 2019, or as soon thereafter as seller closing documents are prepared.
POSSESSION: Possession is at closing, however, possession of the grain bins will be no later than June 1, 2019.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes assessed in 2019 and due in 2020 and thereafter.
MINERALS: All minerals owned by the Seller(s) shall be conveyed to the Buyer(s).
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an

invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no

warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.