

EASTERN INDIANA

FARM AUCTION

GREENS FORK, IN • WAYNE CO • CLAY TWP

Tracts Range
from 16± to
41± Acres.



102±

Acres in 4 Tracts

TUESDAY, FEBRUARY 19 • 11AM

INFORMATION BOOK

- Between Richmond and Hagerstown, IN • Complete Tie-Stall Dairy Operation Constructed in 2004 • Picturesque Farmstead with Home and Buildings • 87± FSA Crop Acres with Improved Drainage • 2019 Crop Rights to Buyer • Fenced Pasture • Great Location with Easy I-70 Access • Only 5 miles to the Wayne County Produce Auction

800-451-2709 • www.SchraderAuction.com



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: David G. & Esther M. King



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

AUCTION MANAGER:

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

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL/TRACT MAP**
- **SOIL, TOPOGRAPHY, & WETLANDS MAPS**
- **FSA**
- **DISCLOSURES**
- **PHOTOS**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, FEBRUARY 19, 2019
102 ACRES – Greens Fork, 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,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, February 12, 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
102± Acres • Wayne County, IN
Tuesday, February 19, 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 Tuesday, February 19, 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, Tuesday, February 12, 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.

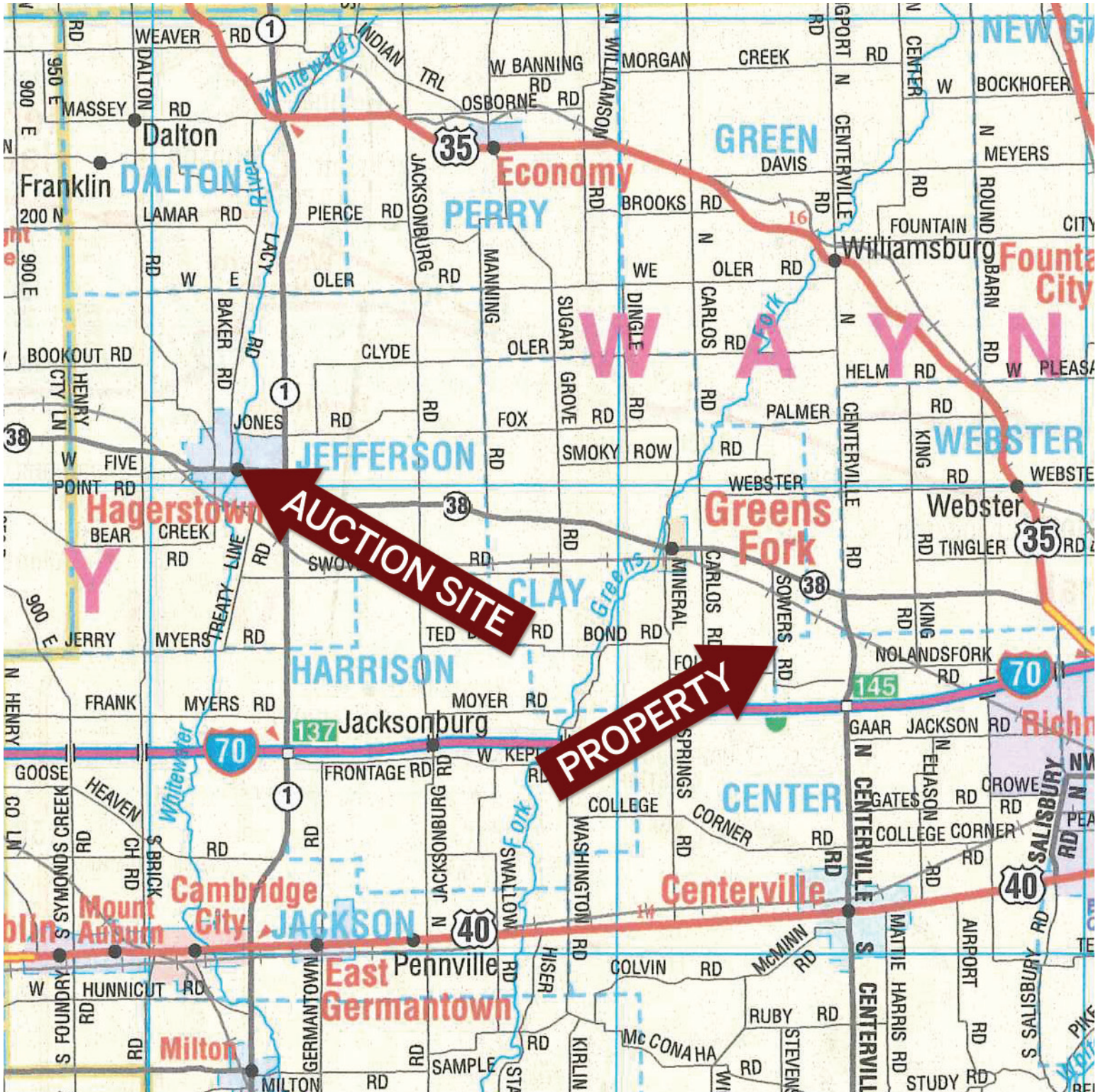
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

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.

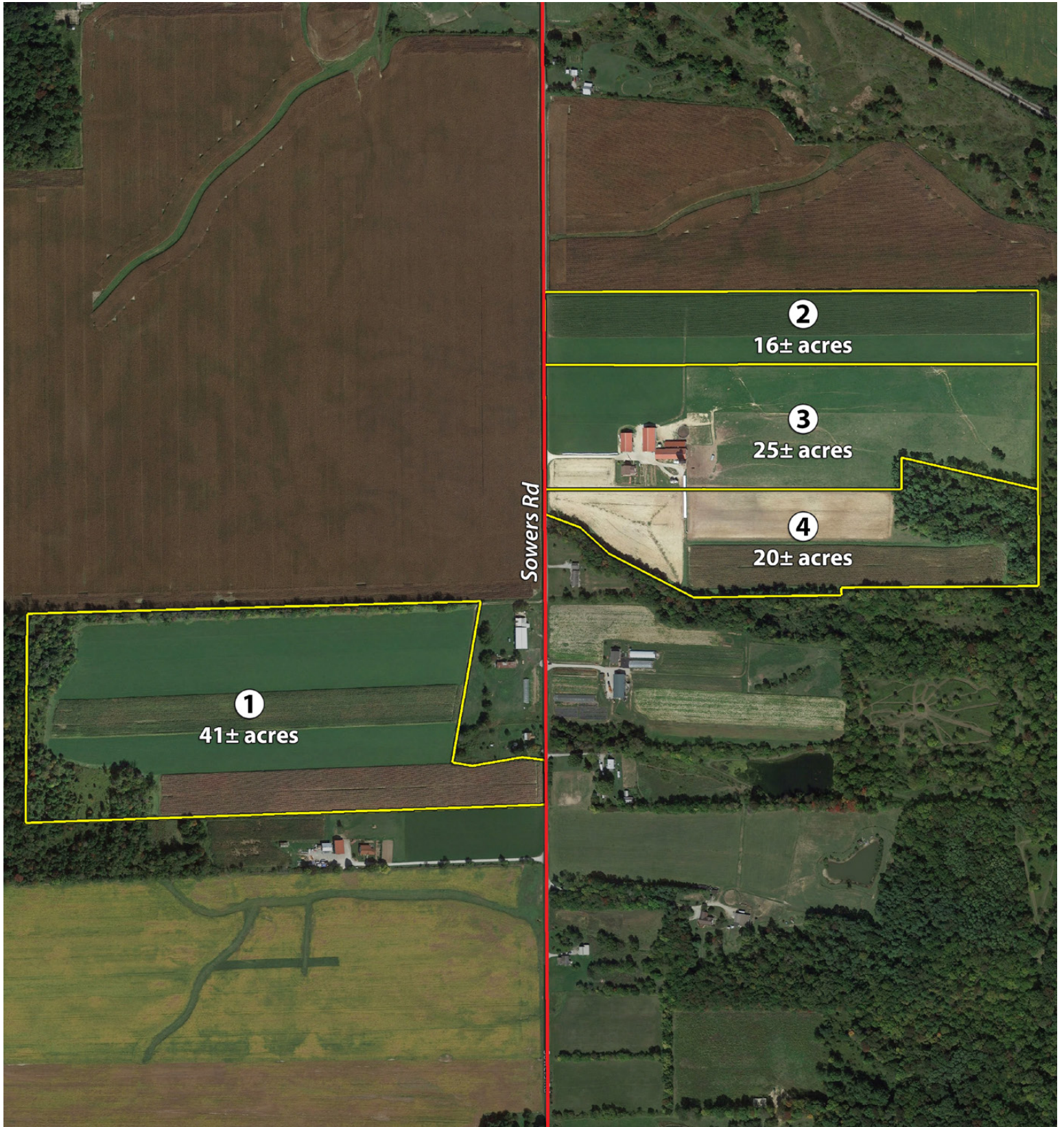
LOCATION MAP

LOCATION MAP



AERIAL/TRACT MAP

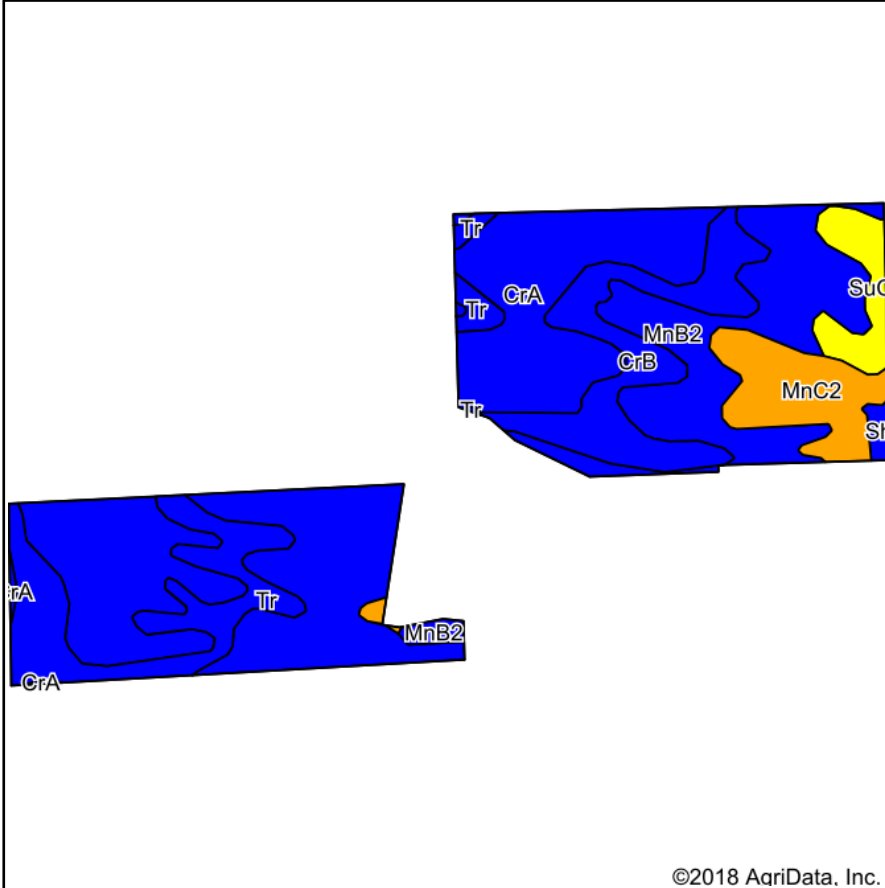
AERIAL/TRACT MAP



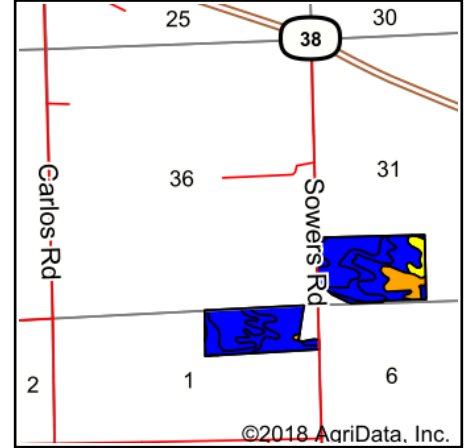
SOIL, TOPOGRAPHY, & WETLANDS MAPS

SOIL & TOPOGRAPHY MAPS

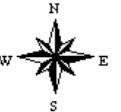
Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Wayne**
 Location: **36-17N-13E**
 Township: **Clay**
 Acres: **102.01**
 Date: **1/9/2019**

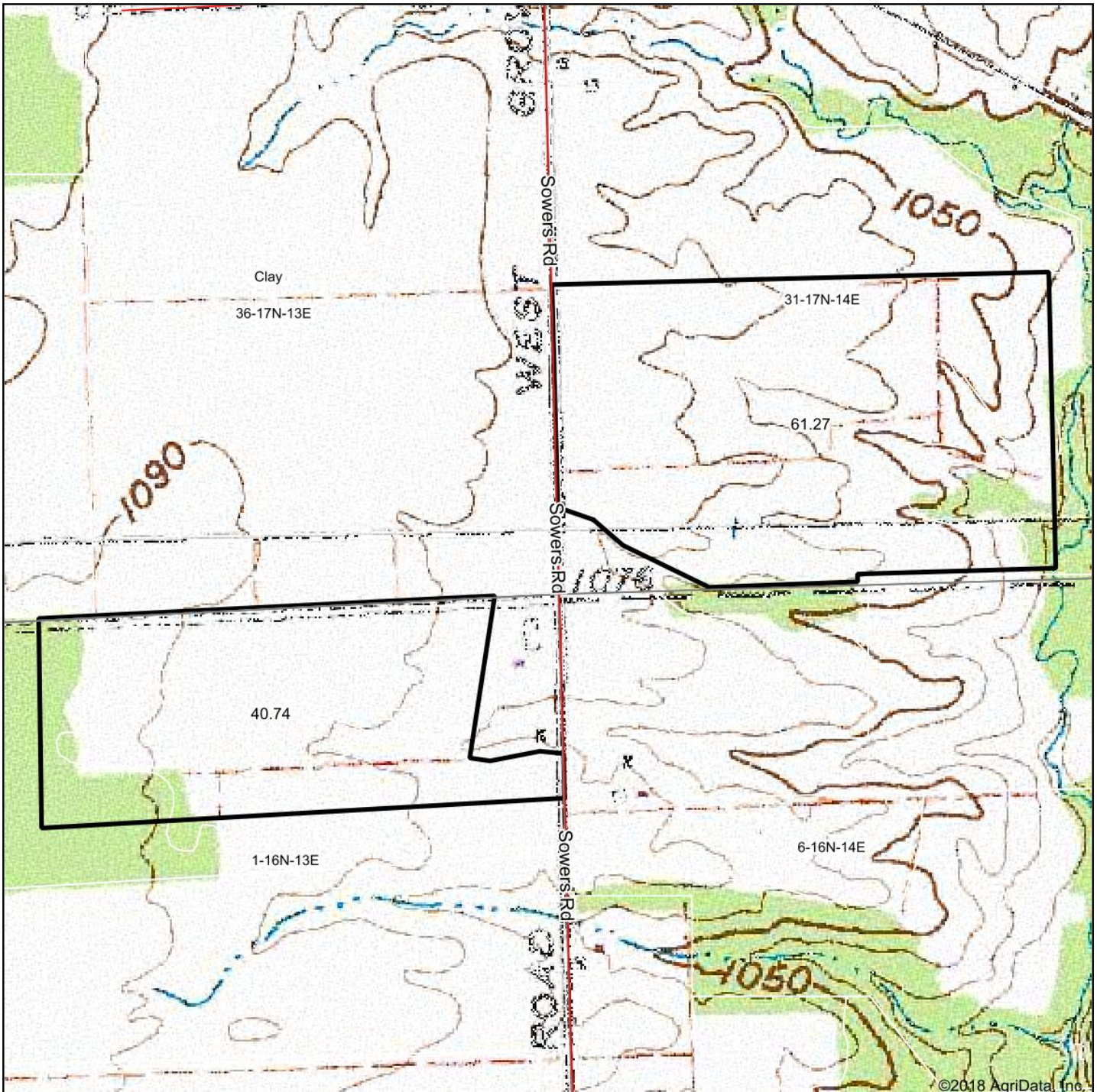


Area Symbol: IN177, Soil Area Version: 20														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Oats	Winter wheat	Tall fescue	Soybeans	Orchardgrass alfalfa hay	Grass legume hay	Corn	Pasture	
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	45.90	45.0%		IIw	59	49	6	41		3	5	123	1
MnB2	Miami silt loam, 2 to 6 percent slopes, eroded	18.51	18.1%		IIe		63		49			5	142	9
Tr	Treaty silty clay loam, 0 to 1 percent slopes	12.86	12.6%		IIw		69		51			6	173	12
CrB	Crosby-Celina silt loams, 2 to 4 percent slopes, eroded	11.96	11.7%		IIw		61		46			5	138	9
MnC2	Miami silt loam, 6 to 12 percent slopes, eroded	8.09	7.9%		IIIe		60		47			4	133	9
SuC3	Strawn clay loam, 6 to 12 percent slopes, severely eroded	4.01	3.9%		IVe		54		43			4	121	8
Sh	Shoals silt loam, occasionally flooded	0.68	0.7%		IIw		59		43			5	131	9
Weighted Average						26.5	56.6	2.7	44.9		1.3	5	135.3	5.7

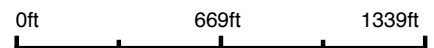
Soils data provided by USDA and NRCS.

SOIL & TOPOGRAPHY MAPS

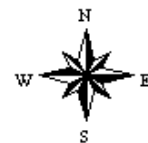
Topography Map



map center: 39° 52' 29.3, -85° 0' 54.09



36-17N-13E
Wayne County
Indiana

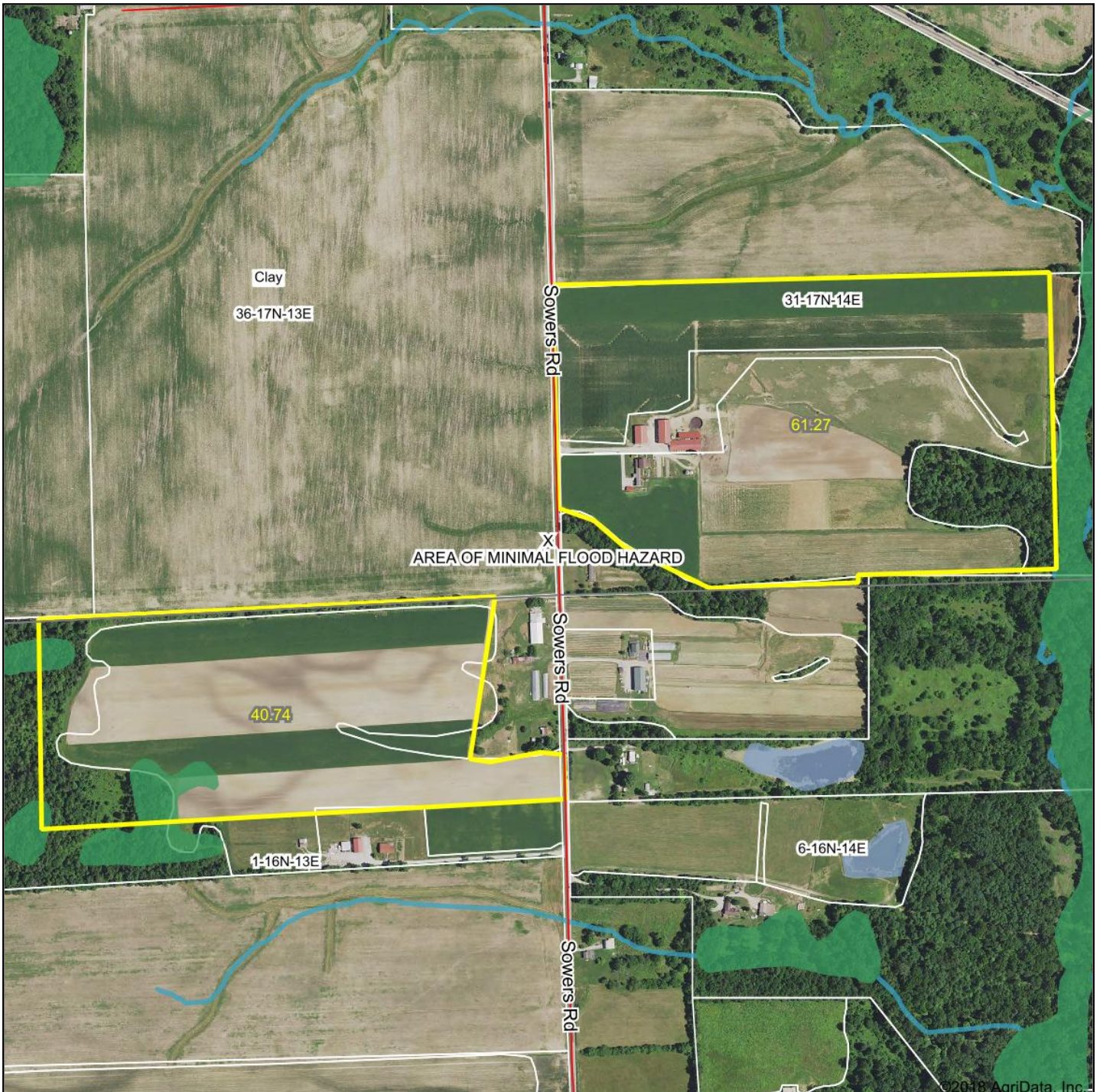


1/9/2019



SOIL & TOPOGRAPHY MAPS

Aerial Map



©2018 AgriData, Inc.



map center: 39° 52' 29.3, -85° 0' 54.09



36-17N-13E
Wayne County
Indiana



1/9/2019



Field borders provided by Farm Service Agency as of 5/21/2008.

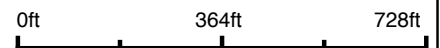
FSA

FSA ACRES - TRACT 1

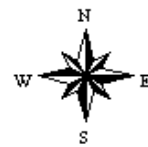
Aerial Map



map center: 39° 52' 22.18, -85° 1' 7.92



1-16N-13E
Wayne County
Indiana



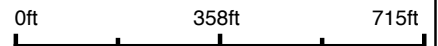
1/9/2019

FSA - TRACTS 2-4

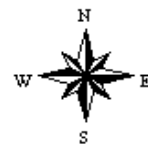
Aerial Map



map center: 39° 52' 33.97, -85° 0' 39.67



31-17N-14E
Wayne County
Indiana

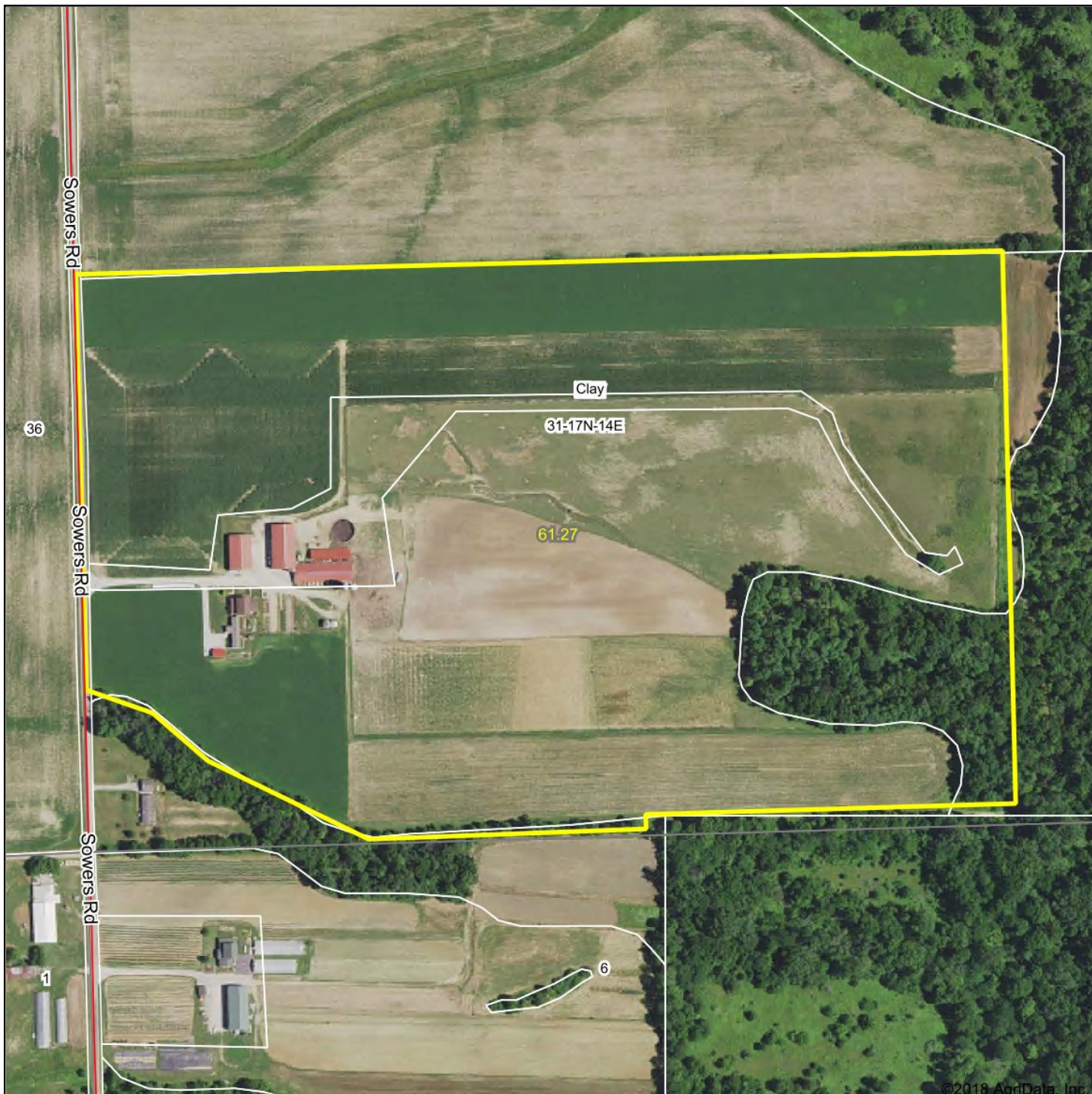


1/9/2019



FSA ACRES - TRACTS 2-4

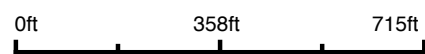
Aerial Map



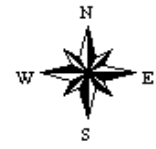
©2018 AgriData, Inc.



map center: 39° 52' 33.97, -85° 0' 39.67



31-17N-14E
Wayne County
Indiana



1/9/2019



Field borders provided by Farm Service Agency as of 5/21/2008.

DISCLOSURES

DISCLOSURES

JAN-7-2019 09:19A FROM:

TO: 12602444431

P.6

Property address (number and street, city, state, and ZIP code) 3439 Sowers Rd. Greens Fork, IN 47362			
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>14</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one roof on the house? If so, how many layers? _____		<input checked="" type="checkbox"/>	
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? Explain:			<input checked="" type="checkbox"/>
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
<p>• Home was built New in 2004 and is Non-Electric.</p>			
4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do improvements have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the improvements?			<input checked="" type="checkbox"/>
Are there any encroachments?			<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any improvements been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?			<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	
<p>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:</p>			
Signature of Seller: <u>David J. King</u>	Date (mm/dd/yy): <u>1-5-19</u>	Signature of Buyer:	Date (mm/dd/yy):
Signature of Seller:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):
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:	Date (mm/dd/yy):	Signature of Buyer:	Date (mm/dd/yy):

DISCLOSURES

3439 Sowers Rd, Greens Fork, IN 47362

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).

NO 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).

NO 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) AS 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.

<u>David E. Kelly</u> Seller	<u>1-5-19</u> Date	_____ Seller	_____ Date
_____ Purchaser	_____ Date	_____ Purchaser	_____ Date
<u>AS</u> Agent	<u>1-5-19</u> Date	_____ Agent	_____ Date

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



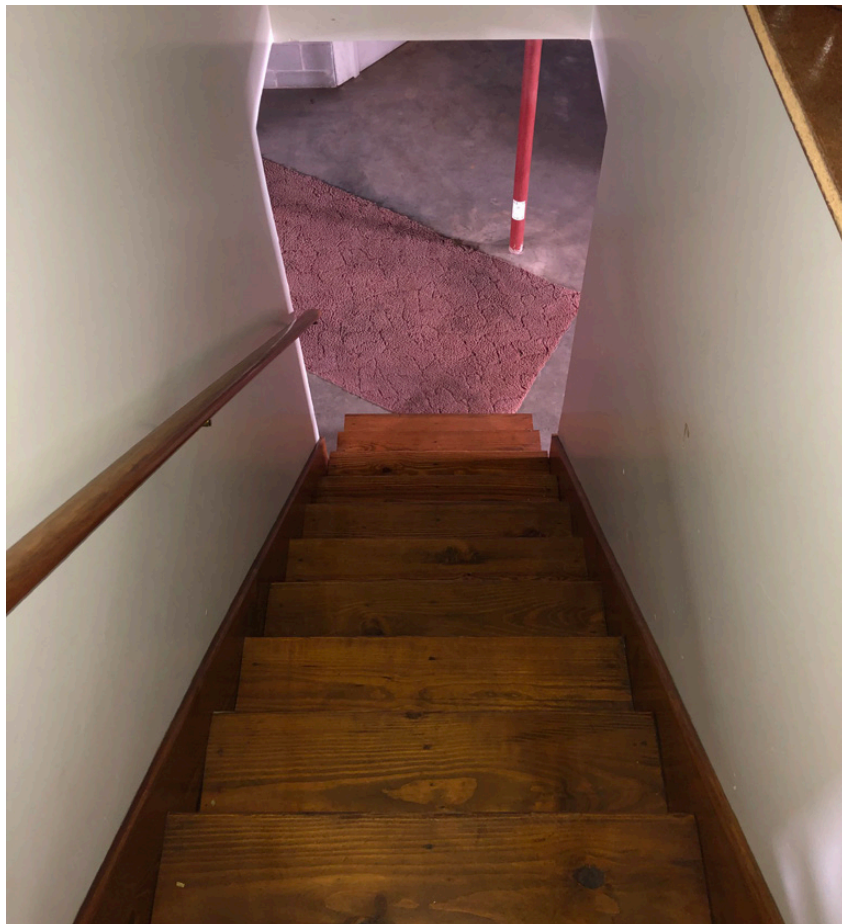
PHOTOS



PHOTOS



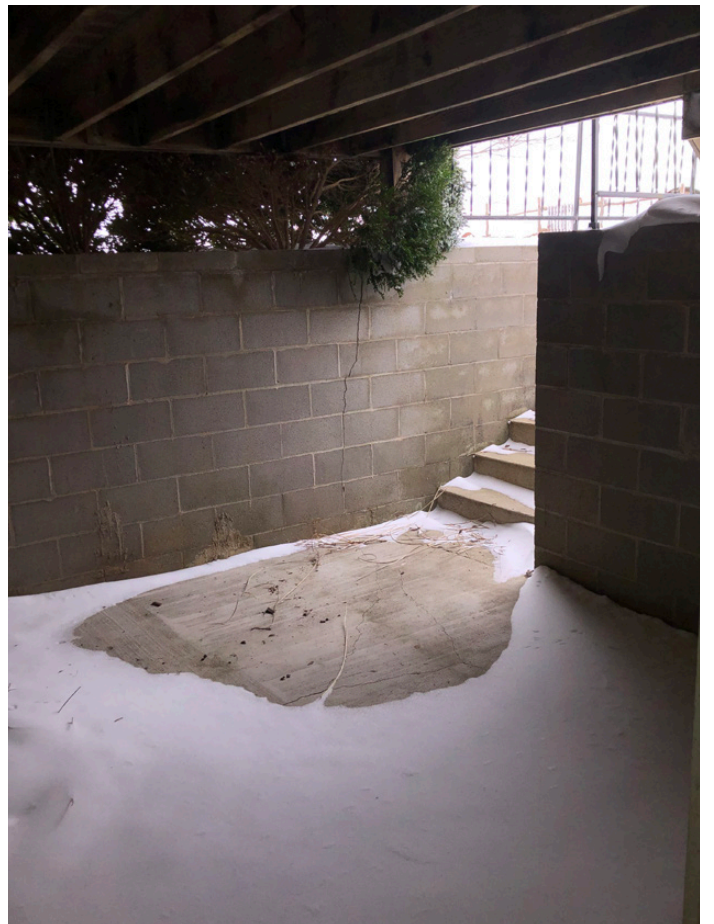
PHOTOS



PHOTOS



PHOTOS



KING FARM EQUIPMENT AUCTION

SOWERS ROAD, GREENS FORK (WAYNE COUNTY), IN 47345

THURSDAY, MARCH 7 • 10AM



DIRECTIONS: From I-70 take Exit 145 north on Centerville Rd. to SR 38. Then left on SR 38 ¾ mile to Sowers Rd., then south 1 mile to the farm • 3439 Sowers Rd., Greens Fork, IN 47345.

AUCTION NOTE: The Kings are selling the farm and offering this equipment for your consideration. Your attendance is appreciated. This is a complete dispersal, so more items than listed! Lunch stand on-site! ABSENTEE BIDS ACCEPTED! CALL FOR COLOR BROCHURE WITH 30+ PHOTOS!

TRACTOR • FORKLIFT • DIESEL UNIT

- **CASE 1370 Tractor**, diesel on steel, 504 Turbo engine, w/ wireless throttle control, 1000 PTO, 2 remotes • **CATERPILLAR V50D – SA Fork Truck**, gas, double-mast lift, 5,000 lb., pneumatic tires, recently rebuilt motor • **IVECO 4 Cylinder diesel** • **Vacuum pump, Quincy compressor • 11KW generator and condensor & MORE!** (NOTE: Diesel, compressors, etc. to be offered separately and as a complete UNIT to maximize price!)

PLANTING • TILLAGE • SPRAYER

- **JOHN DEERE 7000 planter**, 4 x 30", liquid fertilizer, Insecticide boxes, front coulter v-openers, posi-track closing wheel; nice • **12' FOLDING**

Field Cultivator w/ front and rear round bar rolling baskets • 12' single gang packer • 10' wheel disk • 500 Gal. field Sprayer, 30' booms, gas powered pump, foam markers

HARVEST & FEED EQUIPMENT

- **ARTSWAY PM 30 Grinder Mixer**, 1000 pto, extra screens, w/ Weigh-Tronix Model 715 scales • **NEW HOLLAND 892 Silage Chopper w/ feeding table & Horning Crop Processor**, 1000 pto, rear 540 pto drive for bagger attachment • **COBEY 5000A triple beater silage wagon** • **INTERNATIONAL 110 SILAGE WAGON w/ side conveyor auger**, used as feed wagon, open top, Honda gas powered motor, scales • **(2) J&M 125bu. Gravity Wagons** • **NEW IDEA 1-row Picker** • **NEW IDEA 176 double chain elevator w/ electric motor**, 40' • 3, 5, and 6 TON Bulk feed tanks on stanchions • **(2) rolling silage feed carts**

HAY EQUIPMENT • WAGONS • MISC.

- **CASE-IH 8520 Square Baler**, string tie w/ HONDA 21 HP motor, nice, bale chute • **7' sickle bar mower w/ cart** having White Horse Machine torsion axle suspension and powered by a Wisconsin Engine • **7' NEW IDEA Crimper** • **NEW HOLLAND 256 roll-bar rake** • **4-Basket Tedder**, pto • **8'x16' flat rack wagon on steel** • **7'x16' flat rack wagon on steel** • **18' Flat rack wagon w/ grain sides and corn chute** • **Fore-Cart w/ White Horse Machine torsion axle suspension**

MANURE EQUIPMENT • MISC.

- **ELS 1,100 Gallon liquid spreader**, round top, ground drive • **NEW IDEA Manure spreader**, double beater, ground drive • **ELS 8' Manure Pump "High Pressure"**, Hyd. Lift & Tilt, 1000 pto • **600' of blue lay flat hose w/ valve, riser and fill pipe** • **Selection of STEEL WHEELS** • **some shop equipment and smalls**

HARNESS • PICK-UP CARRIAGE • MULES

- **Truckster Pick-up carriage**, 4-wheel brakes, nice • **(8) sets of work harness, Collars, checklines** • **Multiple double, triple and multi-horse hitches** • **(8) MULES**, well broke, all around 18 years old, still a lot of pep.

MILK EQUIPMENT • HUTS • SHED • FEED

- **SURGE 1,000 gallon Bulk Tank model 80710** • **(5) stainless steel milker buckets** • **(4) Westfalia Milking Units** • **Sputnik** • **(5) Poly calf huts** • **Portable metal ½ round livestock shelter, 15' x 10'** • **FEED:** Corn Silage, Hay, Straw and Ear Corn. Call Auction Company closer to auction date for approximate amounts!

SELLERS: David G. and Esther M. King

AUCTIONEERS: Walther and Hawkins Auctioneers • 765-855-0835 • AC# 19400156

REAL ESTATE
(102± ACRES WITH
BUILDINGS) - Sells
February 19 @ 11am.
Cows available by
"Private Treaty."



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

