

Major Land Auction *Henry & Wayne Counties, TN*

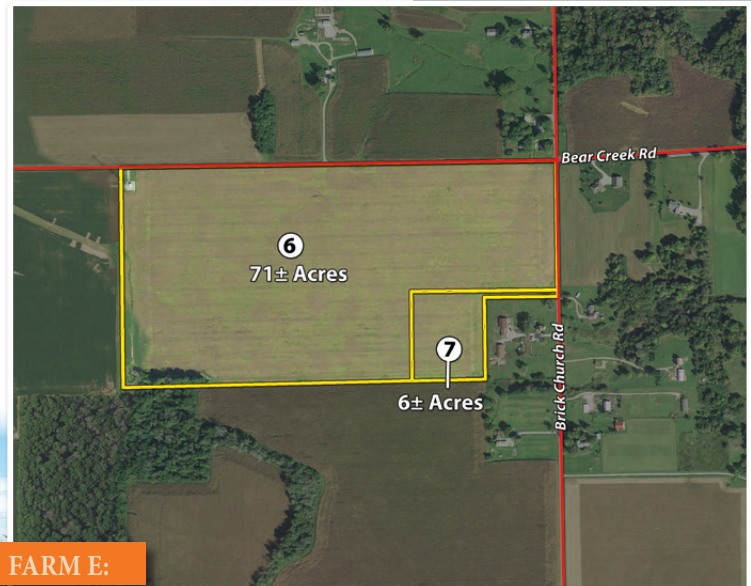
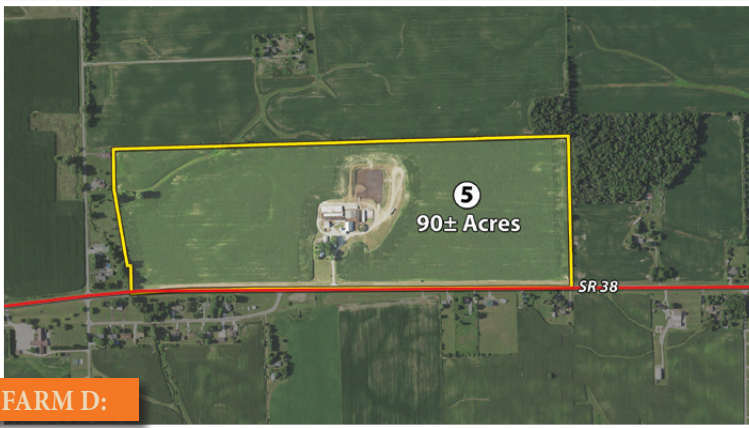
AUCTION

★ 9 Farms • 24 Tracts ★

• COURT-ORDERED "ABSOLUTE" •

Wednesday, March 6th @ 10am

1,085[±] Acres



800-451-2709



SCHRADER

Real Estate and Auction Company, Inc.

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Henry & Wayne Counties, TN

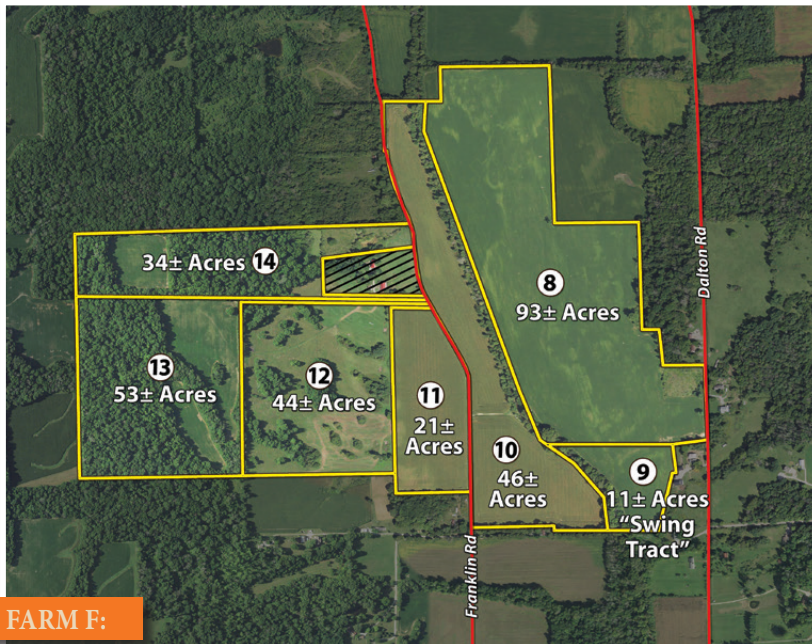
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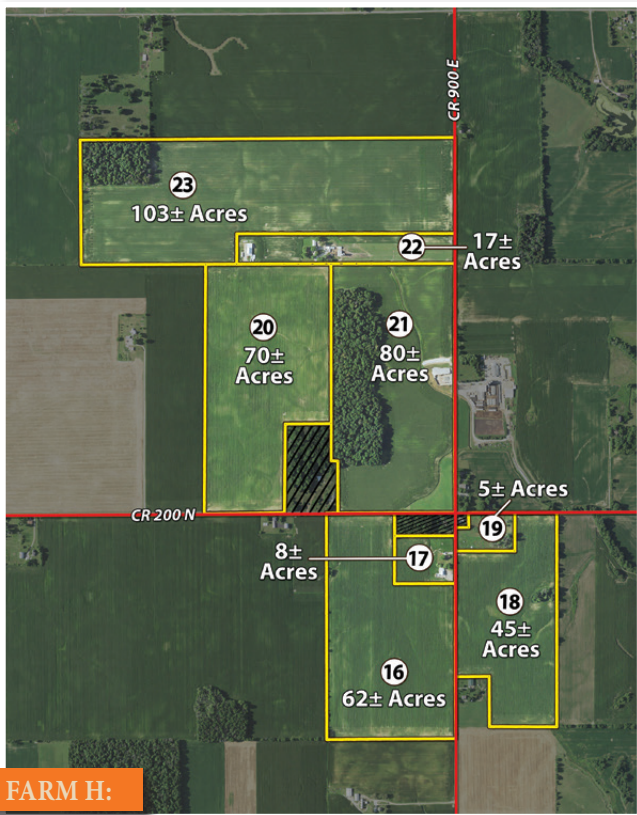


FARM F:



FARM G:

TERMS & PROCEDURES:
PROCEDURES: The property will be offered in 24 individual tracts, any combination of tracts, or as a total 1,085± acre unit (Subject to Swing Tract Limitations). 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.
DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All tracts will be sold to the highest bidder regardless of price pursuant to the order by the United States Bankruptcy Court.
EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title insurance policy in the amount



FARM H:



FARM I:

of the purchase price. All tracts sold "As-is".
DEED: Seller(s) shall provide a Warranty Deed.
CLOSING: The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price due at closing.
POSSESSION: Possession on all tracts will be delivered at closing. Buyer to receive 2019 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2018 taxes due and payable in 2019 by giving the Buyer a credit at closing equal to the last assessed amount.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
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.
SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50-50. If the property sells in its entirety, no new survey will be completed.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record. NOTE: All farms located in Henry County are subject to a wind lease agreement. Ask auction manager for information.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

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