

Four County Land Auction

Fulton, Marshall, Benton, & Boone Counties, Indiana



800-451-2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

- Wooded Building Sites Near Plymouth & Rochester
- Productive Tillable Acreage at All 4 Locations
- 2020 Farming Rights
- No Buildings or Improvements

Wednesday, October 16 at 6pm EST: 118.5± Acres in 3 Tracts
in Benton & Boone Counties

Tuesday, October 15 at 6pm EST: 541.3± Acres in 9 Tracts in
Fulton & Marshall Counties

Fulton, Marshall, Benton, & Boone Counties, Indiana

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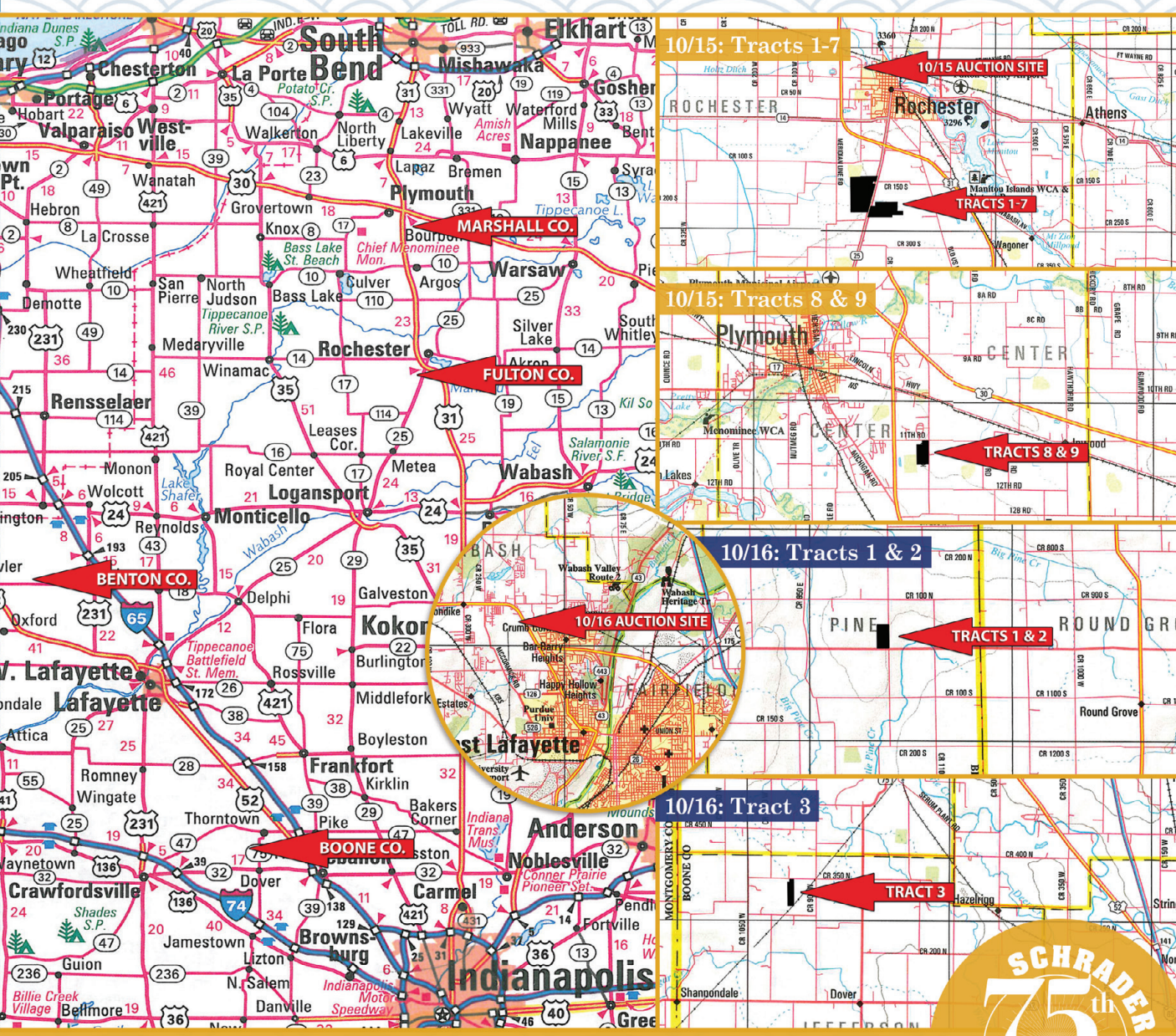


October 15th Property Locations: Tracts 1-7, Along State Road 25, Just South of US 31 between E 150S and W 250S near Rochester, IN. **Tracts 8 & 9**, The SW corner of 11th Rd and King Rd. Just Southeast of Plymouth, IN.

October 15th Auction Location: Fulton County Fair Grounds in Rochester, IN • 1009 W 3rd St, Rochester, IN 46975

October 16th Property Locations: Tracts 1 & 2, Along SR 18 at 1000E in Benton County on the NW corner. **Tract 3**, Along CR 350 N, Just SW of Thorntown and West of CR 900W.

October 16th Auction Location: Four Points by Sheraton in West Lafayette, IN • 1600 Cumberland Ave, West Lafayette, IN 47906 • Across from the WalMart and Behind the Applebee's.



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541.3±
Acres in 9 Tracts in Fulton and Marshall Counties

These tracts will sell at auction on:

Tuesday, October 15 • 6pm EST
Held at Fulton County Fairgrounds, Rochester



118.5±
Acres in 3 Tracts in Benton and Boone Counties

These tracts will sell at auction on:

Wednesday, October 16 • 6pm EST
Held at Four Points by Sheraton, West Lafayette



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October	27	28	29	30	31
Sun	Mon	Tue	Wed	Thu	Fri
	1	2	3	4	5
6	7	8	9	10	11
12	13	14	15	16	17
18	19	20	21	22	23
24	25	26	27	28	29

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Four County Land Auction

Fulton, Marshall, Benton, & Boone Counties, Indiana

Excellent location at the intersection of SR 25 and US 31 in Rochester, Indiana (Fulton County, IN), development potential in Plymouth, Indiana (Marshall County, IN), and excellent cropland in Benton and Boone Counties, Indiana

- Wooded Building Sites Near Plymouth & Rochester
- Productive Tillable Acreage at All 4 Locations
- 2020 Farming Rights
- No Buildings or Improvements

Tuesday, October 15 • 6pm EST | Held at Fulton County Fairgrounds, Rochester

Fulton County Tracts

Tract 1: 56 ± acres, wooded land, pasture and 37± tillable acres. Frontage on SR 25.

Tract 2: 64± acres, almost all tillable with a waterway near the SR 25 frontage and another along the South boundary line.

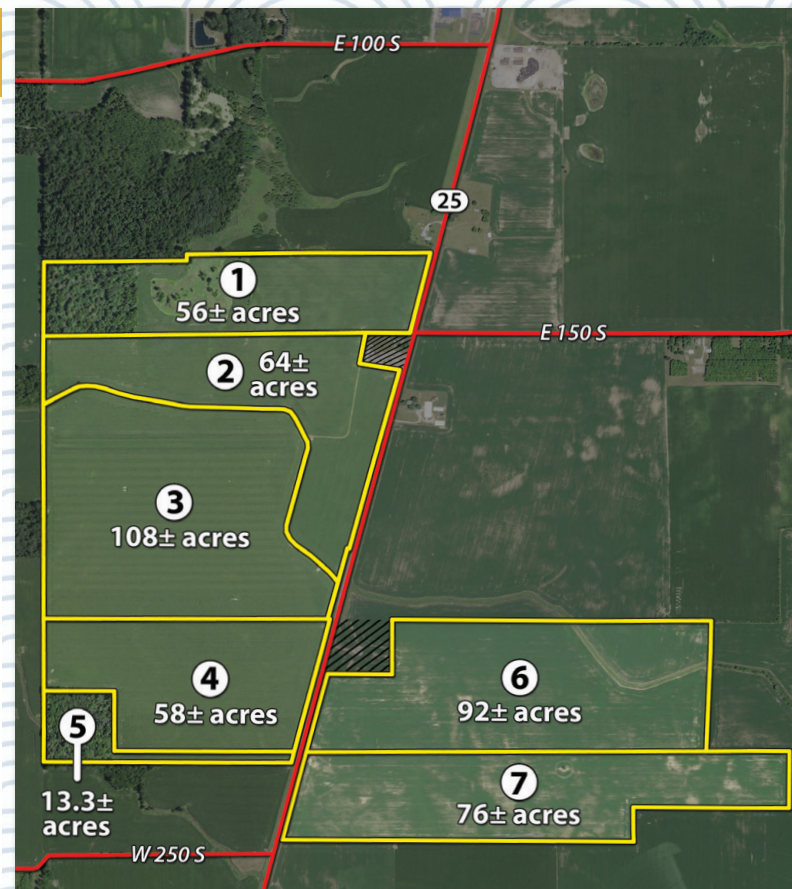
Tract 3: 108± acres with all tillable land and a water way along the North and East line. Frontage along SR 25.

Tract 4: 58± acres with all tillable land, and ample frontage on SR 25.

Tract 5: 13.3± acres, mostly wooded, with frontage on SR 25. An excellent building lot close to Rochester and US 31 access! Consider the excellent building potential on this site! Or a fine place to hunt!

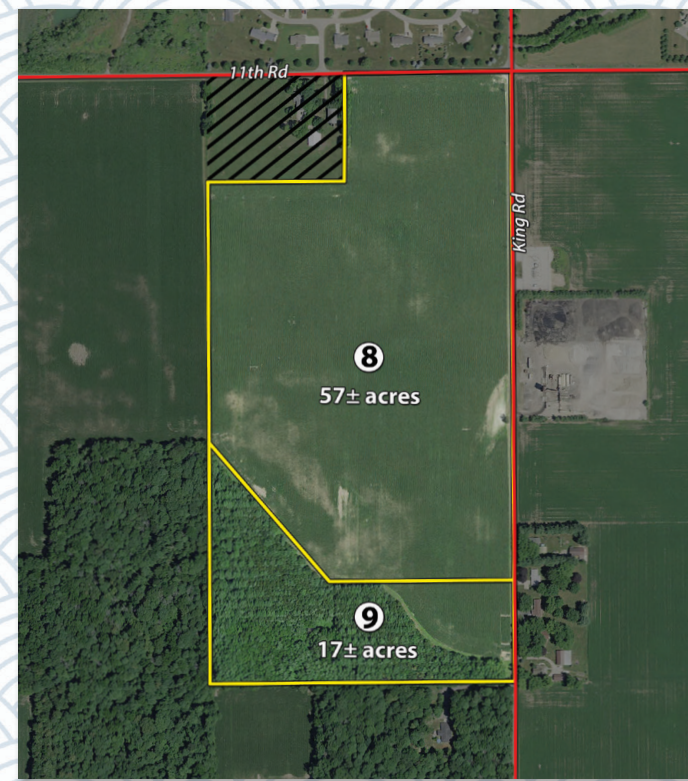
Tract 6: 92± acres of mostly tillable land on the East side of SR 25. Purchase together with Tract 7 for a nice block of 167± acres of quality cropland!

Tract 7: 76± acres of almost all tillable land along SR 25.



Inspection Date

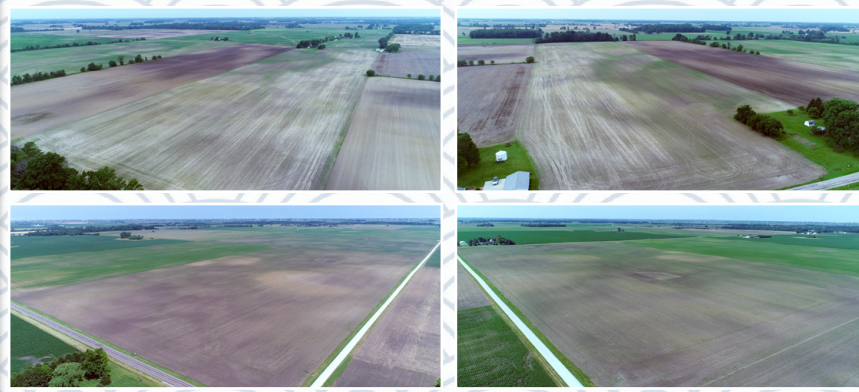
Tuesday, October 1 from 2:00pm - 4:00pm at the Rochester Farm (Fulton County, IN) only. Meet a Schrader Representative at the North end of the farm along SR 25 for additional information.



Marshall County Tracts

Tract 8: 57± acres of tillable land with roads on two sides and the potential for future development! Located along King Road at the corner of 11th Rd.

Tract 9: 17± acres of mostly wooded land and a high hill that would make an excellent place to build your dream home close to town! It even has 4± acres of cropland to make it an excellent mini-farm! This tract is enrolled in the Indiana Classified Forest Program.



Wednesday, October 16 • 6pm EST | Held at Four Points by Sheraton, West Lafayette

Benton County Tracts

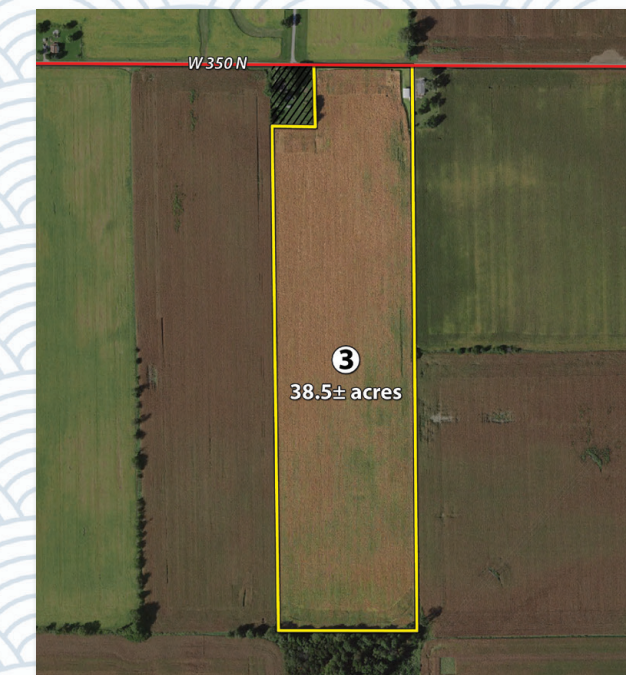
Tract 1: 40± acres all tillable with ample road frontage along CR 1000 E.

Tract 2: 40± acres all tillable with roads on two sides, both CR 1000 E and SR 18.



Boone County Tract

Tract 3: 38.5± acres almost all tillable. Frontage on W CR 350 N.



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 Co. - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts on the 15th, 3 individual tracts on the 16th, any combination of tracts, and as a total unit on each night. 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.

BUYER'S PREMIUM: A 1% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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 Sellers' 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 approximately 30 days after the auction.

POSSESSION: Possession is at closing. Subject to the tenants right to harvest the 2019 crops. Contact auction manager for details.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2020 taxes due in 2021 and thereafter. Buyer will be given a credit at closing for the 2019 taxes due in 2020.

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.**

