

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as the total 156± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction w/ 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 & 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 final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller's shall provide an owners title insurance policy in the amount of the purchase price

DEED: Seller(s) shall provide a Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before March 17th, 2020.

TERMS OF CLOSING: Closings are subject to final acceptance & approval of the City of Richmond Preliminary Plat Application.

POSSESSION: Possession will be delivered at closing. Buyer to receive 2020 CROP RIGHTS!

REAL ESTATE TAXES / ASSESSMENTS: Seller to pay taxes for the 2019 period due & payable in 2020 by giving the buyer(s) a credit at closing.

ACREAGE: All boundaries are approximate & have been estimated based on current legal descriptions.

PRE-AUCTION SURVEY: Prior to the auction, a new perimeter survey will be completed to determine total acres for the farm. The cost of the new perimeter survey will be shared 50:50 between the Buyer & the Seller. If the property sells in (2) individual tracts, additional survey work will be completed where new boundaries are created by the tract divisions. Buyer(s) & Seller will share survey expense 50:50. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreages.

EASEMENTS & LEASES: Sale of the property is subject to any & all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**



Quality Land Auction

Thursday, February 13 • 11am

156± Acres*
Offered in 2 Tracts

FEBRUARY	SU	M	TU	W	TH	F	SA
							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

Auction Managers: Andy Walther • 765.969.0401
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Steve Slonaker • 765.969.1697
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800.451.2709 • www.SchraderAuction.com

*Subject to New Pre-Auction Survey



Quality Land Auction

Thursday, February 13 • 11am

156± Acres*
Offered in 2 Tracts

ONLINE BIDDING AVAILABLE

- 153.94± FSA Crop Acres
- 2020 Crop Rights to Buyer
- Quality Westland & Sleeth Soils
- Whole Farm Corn Index of 139.7
- Within the Richmond City Limits
- Adjacent to Established Industry
- Level Field for Ease of Operation



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*Subject to New Pre-Auction Survey

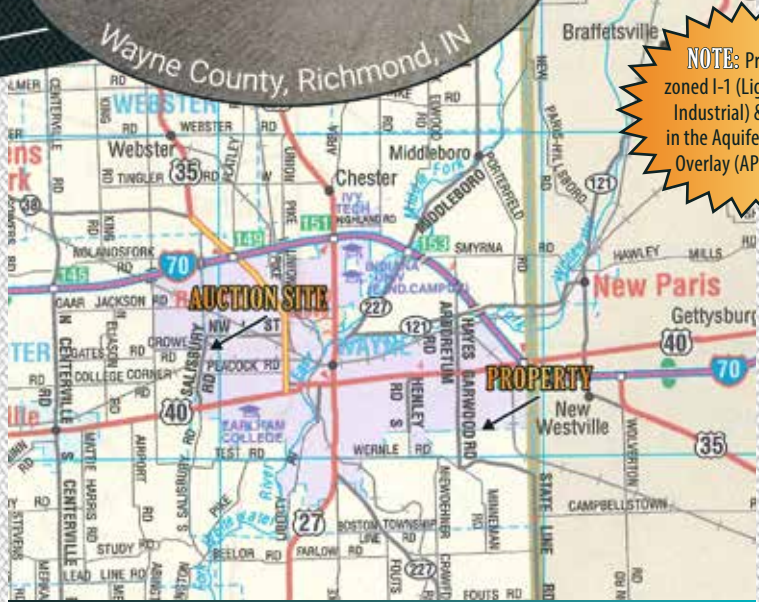
Come examine all of the possibilities this property has to offer!

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NOTE: Property is zoned I-1 (Light Intensity Industrial) & is located in the Aquifer Protection Overlay (APO) District.

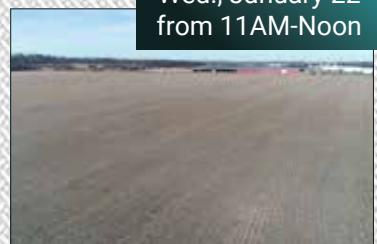


Auction Site: Wayne County Fairgrounds (Kuhlman Building Lobby) • 861 N. Salisbury Road, Richmond, IN 47374

Property Location: At the northwest corner of Hodgins Road & Industrial Parkway. From the I-70 & US 40 intersection, take US 40 (National Road) west ½ mile to Industrial Parkway. Turn left at the Toyota Dealership (Industrial Parkway) & travel ¾ mile to the farm on your right. Additional frontage on Hodgins Road.



Inspection Date:
Wed., January 22
from 11AM-Noon



Tract Descriptions (Wayne County, Wayne Township, Section 1)

• 153.94± FSA Crop Acres • 2020 Crop Rights to Buyer • Quality Westland & Sleeth Soils • Whole Farm Corn Index of 139.7 • Within the Richmond City Limits • Adjacent to Established Industry • Level Field for Ease of Operation

Tract 1: 74± acres w/ 73± FSA tillable acres. Frontage on Industrial Pkwy & Hodgins Rd. Examine the potential transitional value for this property. Nice investment piece or add it to your current operation Water & sewer along Industrial Pkwy. Zoned I-1 (Light Intensity Industrial). Entrance at northeast corner over culvert.

Tract 2: 82± acres w/ 80± FSA tillable acres. Frontage on Hodgins Rd. This is a rectangular & nearly level field for ease of operation. Quality Westland, Sleeth & Ockley soils. Excellent investment opportunity here. Great location in the city limits of Richmond.



Owner: James R. Quigg Jr. Revocable Generational Skipping Trust, James R. Quigg & William M. Quigg Trustees
Auction Managers: Andy Walther • 765.969.0401 • Email: andy@schraderauction.com & Steve Slonaker • 765.969.1697

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.

800.451.2709 • www.SchraderAuction.com **SCHRADER**

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