

• Tract 1 Signed up for Possible Future Wind Turbine Project
 • Which includes 2 Wind Turbines & 3 Power Line Towers

• Quality Cropland
 • High % Tillable

Offered in
 2 Tracts
280.86±
 Acres
 White County
 Monon, Indiana

Tract 1 - 5 MI. SW
 of Monon, IN

Tract 2 - 5 MI. SE
 of Monon, IN

Tuesday, August 24 • 6pm EST
 Held at the White County 4-H Community Building

LAND AUCTION

Corporate Headquarters:
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 or 765.427.1913 & Jimmy Hayworth

August						
SU	M	TU	W	TH	F	SA
1	2	3	4	5	6	7
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29	30	31				

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 2 Tracts
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 Acres
 White County
 Monon, Indiana

PREPROCEDURE: The property will be offered in 2 individual tracts & as a total 280.86± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.
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 CONTINGENTIAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All final prices are subject to Seller's acceptance or rejection. All successful bidders will be required to enter into Purchase Agreement. Seller shall provide a Warranty Deed(s) sufficient to convey insurable title to the real estate. Real Estate is sold subject to all rights of way, legal highways, easements of public record, & all other matters of public record.
EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.
CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day or, as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing on all farm land after the 2021 growing season.
REAL ESTATE TAXES: Seller shall pay all 2021 real estate taxes due & payable in crops are harvested.
ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data & county GIS.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.
EASEMENTS: Subject to any & all existing easements.
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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Conduct of the auction & 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.

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Tract 2 - 5 Mi. SE of Monon, IN

Tract 1 - 5 Mi. SW of Monon, IN

White County
Monon, Indiana

280.86± Acres

Offered in 2 Tracts

- Quality Cropland
- High % Tillable

• Tract 1 Signed up for Possible Future Wind Turbine Project Which Includes 2 Wind Turbines & 3 Power Line Towers

FARM 1938		
Farmland	270.10 ac.	Soybean base 110.80 ac.
Cropland	266.37 ac.	Soybean PLC Yield 46 bu.
Corn Base	154.70 ac.	Corn PLC Yield 160 bu.

REAL ESTATE & DITCH TAXES	
TRACT 1	
Real Estate	\$1142.67/6 mo.
Ditch	\$128.92/6 mo.
TRACT 2	
Real Estate	\$620.84/6 mo.
Ditch	\$15.80/6 mo.



INSPECTION DATE: Mon, August 2 from 3-5pm. Meet Jim at Tract 1.



AUCTION LOCATION: White County 4-H Community Building • At 12 N & CR 25 E, Reynolds, IN 47980
PROPERTY LOCATION: **Tract 1 - From Monon, IN** take US 421 2.5 miles South to CR 500 N, turn right & take CR 500 N 2.2 miles West to CR 225 W. Take CR 225 W South for ¼ mile. Tract 1 is on the West side of CR 225 W. **Tract 2 - From Monon, IN** take US 421, ½ mile South to Quarry Rd. Take Quarry Rd 2 miles East to CR 150 E. Take CR 150 E South & follow around the curve to CR 175 E. The property will be on the East side of CR 175 E.

TRACT 1: 185.2± ACRE parcel of land w/ 177.39 acres of tillable land. This tract has quality soils & frontage on CR 225 W. The Hoagland ditch forms the South boundary & provides a good outlet for the tile.
NOTE: This tract is signed up for a wind turbine project. If & when (est. 2023), this farm will have (2) wind turbines: Tri-Global - est. payment \$30,501/yr & (3) power towers (EDP) w/ lines - est. payment \$17,900/yr.
TRACT 2: 95.66± ACRE tract of land w/ 88.98 acres of tillable land. This farm has quality soils & frontage on CR 175 E.



OWNERS: Trina Mathew, Teresa Onken, Taina Maffett, Scott Mathew & Tanice Gustafson
SALE MANAGERS: Jim Hayworth • 888.808.8680 or 765.427.1913 & Jimmy Hayworth