

	Sun	Mon	TUE	Wed	Thu	Fri	Sat
OCTOBER							
	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	30

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.

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Delphi, Carroll County, IN
Land AUCTION
293± acres
 Offered in 13 Tracts

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- Tillable Land
- Quality Soils
- City Lots
- City Water & Sewer on CR 200 N Storwater Line/No Sewer
- U1 - Urban Zoning

Tuesday.
October 26 • 6PM EST
 held at the Wabash Erie Canal Center, Delphi, IN • Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.

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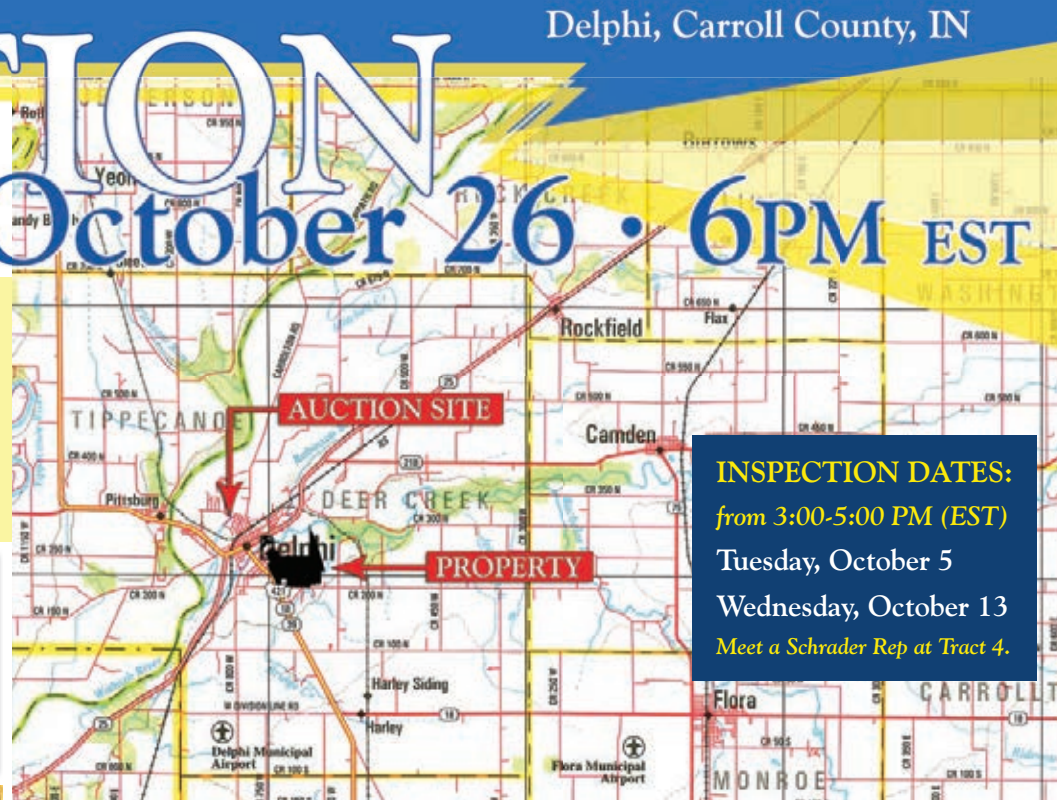
Land AUCTION

Delphi, Carroll County, IN

Tuesday, October 26 • 6PM EST

AUCTION LOCATION: In Delphi, at the intersection of US 421, SR 18 & SR 39, take N Washington St approximately 10 blocks northwest to 1030 N Washington St to Wabash Erie Canal Center.

PROPERTY LOCATION: In Delphi, IN at the intersection of US 421, SR 18 & SR 39, take US 421, SR 18 & SR 39 approximately 1 mile south to CR 200N. This property has frontage on CR 200N, Prince William Rd and Riley Rd. **Tract 13** is located east of US 421, SR 18 & SR 39 at intersection on Main St (on south side of Main St.)



INSPECTION DATES:
 from 3:00-5:00 PM (EST)
 Tuesday, October 5
 Wednesday, October 13
 Meet a Schrader Rep at Tract 4.

293± acres
 Offered in 13 Tracts

FSA INFORMATION		
Farm #5443	Farmland 340.10 Ac. Cropland 217.76 Ac.	
Crop	Base	PLC Yield
Corn	132.8 ac.	151
Soybeans	81.96 ac.	48
RE Taxes 2020 (pay 2021): \$6,186.28/yr.		

TRACT 1: 86± acre tract of land with approx. 58± of tillable acres, 28± woods, quality soils and frontage on CR 200N, with an additional 50 ft. deeded access to the tillable land.

TRACT 2: 73± acre parcel of land with approx. 62± of tillable acres, 11± woods, quality soils and frontage on CR 200N.

TRACT 3: 45± acre tract of land with approx. 29± of tillable acres, 16± woods and frontage on CR 200N.

TRACT 4: 8± acre parcel of land with 590± ft. of frontage on US 421, SR 18 & SR 39. This tract of land has two tool shed and small grain bin.

TRACT 5: 48± acre parcel of land with approx. 1,100 ft. on Prince William Rd. This tract has approx. 44± tillable land and the balance is wooded.

TRACT 6: A 17.173± acre tract of land, mostly all tillable and the balance is wooded. This tract has 2 entrances off of Riley Rd. with a 50' & 60' right-of-way.

TRACT 7: 130' x 159.4' city lot with frontage on Riley Rd.

TRACT 8: 136.3' x 159' city lot with frontage on Riley Rd.

TRACT 9: 176' x 159' city lot with frontage on Riley Rd.

TRACT 10: 130' x 160' city lot with frontage on Riley Rd.

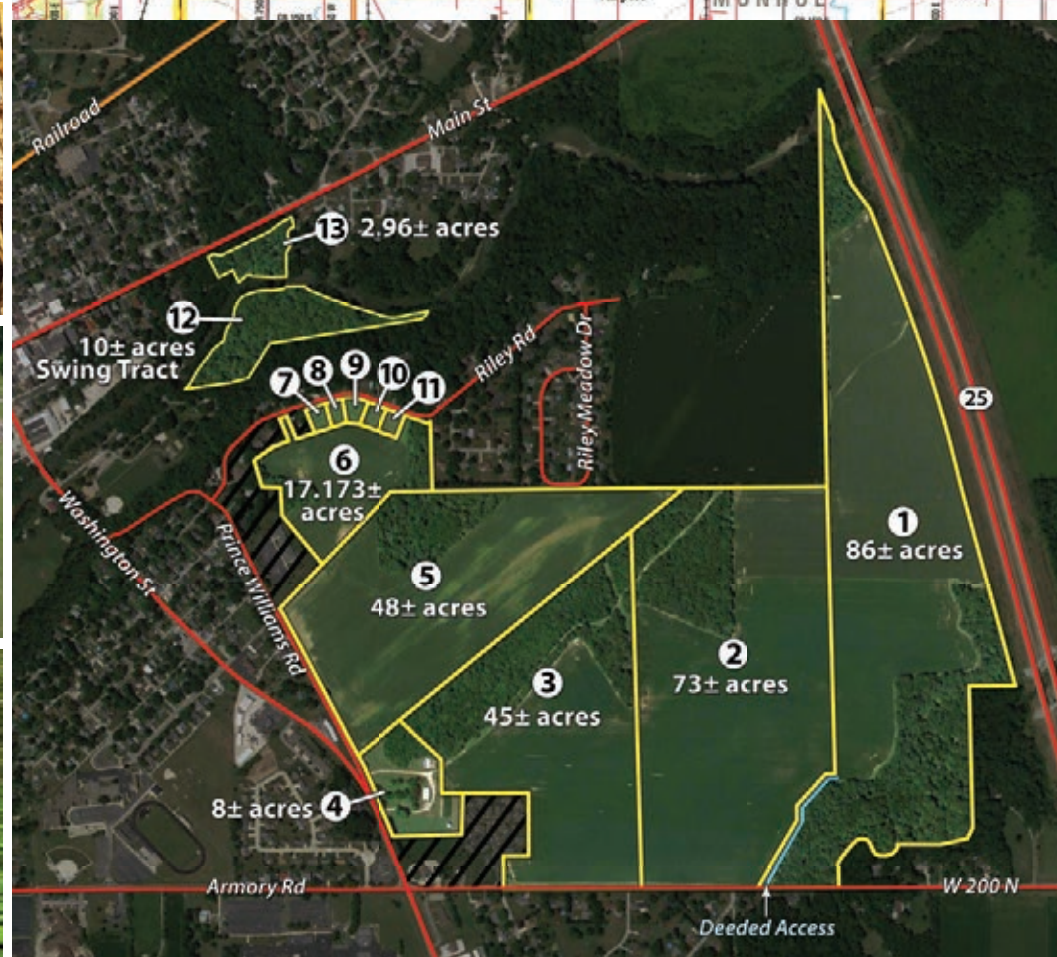
TRACT 11: 130' x 155' city lot with frontage on Riley Rd.

TRACT 12: Swing Tract, This 10± acre parcel of land has frontage on the Deer Creek. Our map shows that this parcel is in a possible flood plain area. Also, this parcel may be landlocked, according to the owners. If landlocked must be purchased by adjacent property owner.

TRACT 13: This 2.96± acre parcel of land is wooded, with frontage on Main St., and has some frontage on the Deer Creek.

NOTE: Tracts 6 & 13 – the acres estimated are based on Carroll Co. Tax Assessment Records.

NOTE: The Sellers have been in contact with Wabash Valley Electrical Co. and Wabash Valley may be interested in installing power lines along the Hoosier Heartland Highway in the future.



Auction Managers:

Jim Hayworth 765.427.1913
Todd Freeman 765.414.1863
Jimmy Hayworth

OWNERS: Bowen Acres (Nancy & Don Longwith, Nancy Ann Hageman, Beth Ann Hageman, Gwendolyn Bowen, Willa Van Brunt Revocable Trust)

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 13 individual tracts, any combination of tracts and as a total 293± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

BUYER'S PREMIUM: A buyer's premium of 2% will be added to the final bid price to determine 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. The Sellers request that the bidders bring a Letter of Credit to the auction.

ACCEPTANCE OF BID PRICES: All final prices are subject to Sellers' acceptance or rejection. All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed(s) and/or Trustee's Deed(s) sufficient to convey insurance title to the real estate. Real Estate is sold subject to all rights of way, legal highways, leases, easements of public record and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Sellers agree to furnish Buyer(s), at Sellers' 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 approximately 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 crops are harvested or by December 31, 2021, whichever occurs first.

REAL ESTATE TAXES: Seller shall pay all 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and 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 new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. 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. 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 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.

EASEMENTS: Subject to any & all existing easements.

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.

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