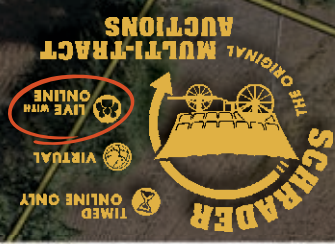


32.5± ACRES
Thursday, Nov. 4th
@ 6:00 PM

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- Tillable Cropland
- Great Homesite Potential
- Buyer to receive 2022 crop rights
- County Legal Drain Access
- Good mix of Crosby, Miamian & Treaty Soils
- Great location south of Parker City along Windsor Rd.



DeWarrre County, IN

REAL ESTATE AUCTION

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765.744.1846
AC63001504, AU10100108

Mark Smithson
AUCTION MANAGER

950 N Liberty Drive
 Columbia City, IN 46725

CORPORATE HEADQUARTERS:



NOVEMBER 2021

SUN	MON	TUE	WED	THU	FRI	SAT
	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	30	31			

32.5± ACRES
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REAL ESTATE AUCTION
DeWarrre County, IN

REAL ESTATE AUCTION

32.5± ACRES

Thursday, Nov. 4th @ 6:00 PM

INSPECTION DATES:

Thursday, Oct. 21st from 11:00 AM to Noon
Saturday, Oct. 23rd from 11:00 AM to Noon



TRACT DESCRIPTION:

32.5± acres - All tillable with a good combination of Crosby, Treaty and Miamian soils. Excellent frontage along Windsor Road. County Legal Drain in place for drainage outlet.

AUCTION LOCATION:

Delaware County Fairgrounds – Heartland Hall Building, 1210 N. Wheeling Ave., Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)

PROPERTY LOCATION:

From Muncie Bypass and SR 32 on the east side of Muncie: Travel east on SR 32 approximately 4 miles to CR 700 East, turn right (south) and travel about 3 miles to Windsor Road (CR 300S), turn left (east) and travel approximately 1½ miles to the farm on the north side.



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.

SchraderAuction.com OR CALL 800.451.2709

Sellers: Verlin Jones Revocable Living Trust, Jeff Jones, Trustee • Auction Manager: Mark Smithson • 765.744.1846



SCHRADER

Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract as a total 32.5± acre unit. Bids on individual tract & the total property may compete.

FARM PROGRAM INFO: Farm 8529, Tract 32211. Corn base is 22.2 acres and soybean base is 7.4 acres.

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, & 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 a Trustee's Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing subject to 2021 tenant crop rights. **REAL ESTATE TAXES:** Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the buyer(s) a credit at closing. 2020/2021 estimated taxes \$826.02.

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.

ACREAGE: All tract acreages, dimensions, & proposed

boundaries are approximate & 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 & 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. Combination purchases will receive a perimeter survey only. **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. All sketches & dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents re-serve 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.**