

117± Acres

White County • Monticello, Indiana

LAND AUCTION

Monday, August 15th • 11AM EST



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract as a total 117± acre unit. There will be open bidding on the property during the auction as terminated by the Auctioneer. Bids on the property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for the property. 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 a Trustees Deed.

CLOSING: The targeted closing date will be Monday, October 10, 2022.

POSSESSION: Possession shall be granted at closing, subject to the remaining terms of the 2022 cash rent lease. Seller will be retaining 100% of the cash rent for the 2022 crop year.

REAL ESTATE TAXES: The Buyer will get a credit at closing for the 2022 taxes due in 2023. 2021 Real Estate taxes payable 2022 - \$967.52. Drainage assessments - \$46.80.

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.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting 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 sketches and dimensions in the brochure.

ACREAGE: The tract acreage, dimension and proposed boundary is approximate and has been estimated based on current legal descriptions and/or aerial photos. The information contained in this brochure is subject to verification by independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by independent inspections, investigations, inquiries, and due diligence concerning the property.

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 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.

AGENCY: Schrader Real Estate & Auction

AUCTION MANAGER: Dean Retherford:

765.427.1244 (Cell), 765.296.8475 (Office) #AC63001504, #RB14050397

CORPORATE HEADQUARTERS:

950 N Liberty Dr. Columbia City, Indiana 46725
800.451.2709 • www.SchraderAuction.com



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White County • Monticello, Indiana

LAND AUCTION



- Highly Productive Indiana Land Auction
- White County
- 30± miles northwest of Lafayette (NW of Monticello)

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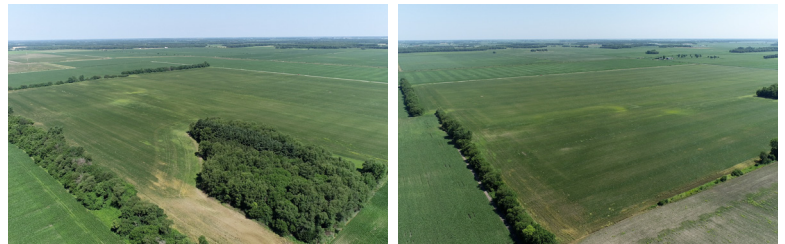
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- **Highly Productive Indiana Land Auction**
- **White County**
- **30± miles northwest of Lafayette (NW of Monticello)**
- **Productive Cropland**
- **109.69± Tillable Acres**
- **4.99± Wooded Acres**
- **Hunting/Recreational Opportunity**

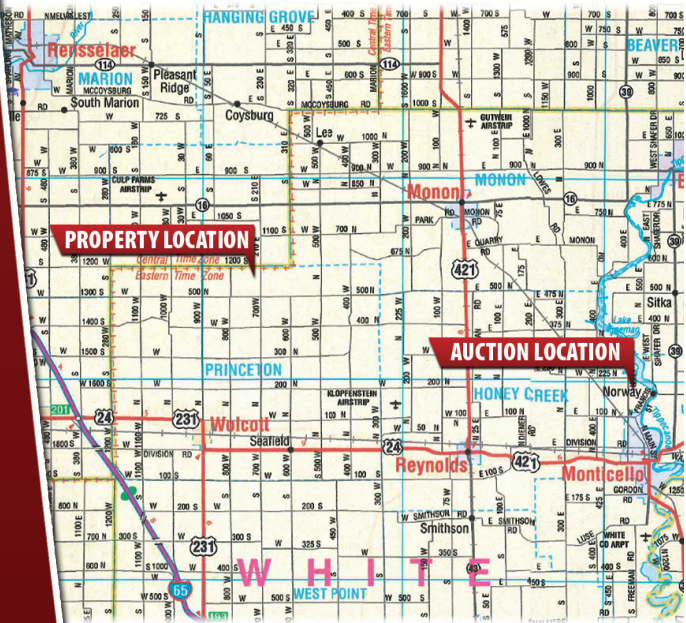
• **TRACT 1: 117+/- acres** Productive cropland with a high percent being Wolcott clay loam. 109.69± tillable acres in one field. Also 4.99± acres in woods in the Southeast corner of the property. This farm has frontage on County Road W 600 N.

• **AUCTION MANAGER:** Dean Retherford: 765.427.1244 (Cell), 765.296.8475 (Office)

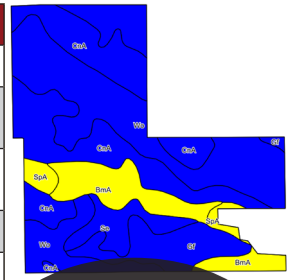


INSPECTION DATE:
Thursday, July 21st • 1PM-3PM EST

- **AUCTION LOCATION:** Pine View Resort Banquet Facility - Monticello, IN • 1969 N. West Schafer Dr., Monticello, IN 47960
- **PROPERTY LOCATION:** From Monticello, Travel West on Indiana State Rd. 24, travel 12 miles to CR 800W and turn North, go 6 miles to the White County Line W 600N, then turn right, go ¼ mile and the farm is on your right.



Code	Soils	Acres	% of Field	Corn
Wo	Wolcott clay loam	42.95	39.2	175
CnA	Conover loam, 0 to 1 percent slopes	33.14	30.2	160
BmA	Brems loamy fine sand, 0 to 2 percent slopes	13.21	12.0	82
Gf	Gilford fine sandy loam	11.16	10.2	148
Se	Seafield fine sandy loam	6.25	5.7	122
SpA	Sparta fine sand, 0 to 3 percent slopes	2.98	2.7	90



Indiana Crossroads Wind Farm II Option Agreement & Information Booklet **AVAILABLE**

Visit Website for Full Soil Information



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.

Visit Our Website for More Info & Photos

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