

Land Auction

Tuesday, September 20th at 6:00 pm Eastern • White Co. 4-H Community Building

800-451-2709 | SchraderAuction.com

- Excellent Soils
- High % Tillable Land
- Excellent Location

In 2 Tracts

112[±] acres

White County, IN
4 1/2 Miles North & East
of Brookston, IN



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800-451-2709



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| SEPTEMBER 2022 | | | | | | |
|----------------|-----|-----|-----|-----|-----|-----|
| 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 |

ACTION MANAGERS:
Jim Hayworth, 765-427-1913
Matt Wiseman, 219-689-4373

AC63001504, AU08700434, AU11100128



SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS:
P.O. Box 508, 950 N. Liberty Drive,
Columbia City, IN 46725

112[±] Land Auction

In 2 Tracts
White County, IN

ACTION TERMS & CONDITIONS: The property will be offered in 2 individual tracts, any combination of tracts and as a total 112± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The property will be offered in individual tracts and as a whole.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts and combination 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.
ACCEPTANCE OF BID PRICES: All final prices are subject to Sellers' acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.
DEED: Sellers shall provide a Warranty Deed(s) and Trustee Deed(s) sufficient to convey insurable 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: Sellers shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees 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 Sellers at closing.
REAL ESTATE TAXES: Sellers shall pay all 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and 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 and/or aerial mapping.
SURVEY: The Sellers will provide a new survey if Tracts 1 and 2 are sold separately and the cost for new survey will be split 50:50 between Buyers and Seller. The Sellers have completed surveys on house & outbuilding combined are 112,352 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. An investigation date has been scheduled and will be staffed with auction personnel. Further, Sellers disclaim 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.

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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons 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.**

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 Sellers. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing subject to tenants rights for the 2022 growing crop.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
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EASEMENTS: Subject to any and all existing easements for sale.

land auction

112[±] acres

in 2 tracts

White County, IN

4[±] Miles North & East
of Brookston, IN

- Excellent Soils
- High % Tillable Land
- Excellent Location

Tuesday, September 20th at 6:00 pm Eastern

PROPERTY LOCATION: From Brookston, IN, at the intersection of SR 18 & SR 43, take SR 43 3 miles north to CR 700S, then take 700S 1-1/2 miles east to CR 150E, take 150E 1/2 mile south to the property on the east side of CR 150E.

AUCTION LOCATION: White Co. 4-H Community Building, 12 N CR 25E, Reynolds, IN 47980.

TRACT DESCRIPTIONS:

TRACT #1: 55[±] ACRE parcel of land with excellent quality soils.

This tract has high % of tillable land and has approx. 360' frontage on CR 150E.

TRACT #2: 57[±] ACRE tract of land with high % tillable. This tract has excellent soils and approx. 600' frontage on CR 150E.

Both tracts have the OK Rainer Co. tile going through the property.

2021 pay 2022 Real Estate Taxes: \$3,071.92/yr.

NOTE: The Real Estate Taxes include the house and all outbuildings and 5.460 acres that will be retained by one of the present owners.

2022 Ditch Assessment: \$409.40/yr.

FSA Info: Farm 1924 **PLC Yield:**

| | | |
|---------------|-------------|---------|
| Cropland | 112.68 ac.* | |
| Corn Base | 70.20 ac.* | 142 bu. |
| Soybeans Base | 40.90 ac.* | 50 bu. |

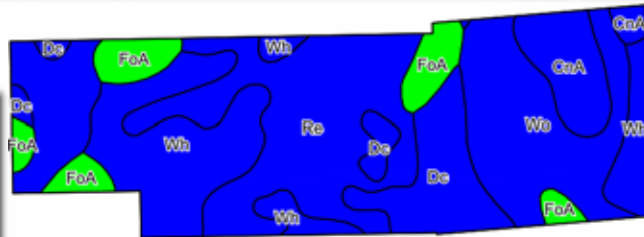
*due to new survey these acres may be revised slightly



INSPECTION DATE:
Monday, Aug. 29th • 4-6pm EST
*Meet a Schrader Rep next to Tract 1
at Rick's House, 7721 S 150 E, Brookston, IN*



| Code | Soils | % of Field | Corn | Soybeans | Wheat |
|------------------|------------------------------------|------------|------|----------|-------|
| Re | Rensselaer clay loam | 33.2 | 175 | 49 | 70 |
| Wh | Whitaker silt loam | 21.6 | 150 | 49 | 68 |
| Wo | Wolcott clay loam | 18.1 | 175 | 49 | 70 |
| Dc | Darroch silt loam | 11.4 | 155 | 48 | 69 |
| FoA | Foresman silt loam, 0-2% slopes | 8.5 | 160 | 52 | 72 |
| CnA | Conover loam, 0-1% slopes | 7.2 | 160 | 51 | 71 |
| Weighted Average | | | 165 | 49.3 | 69.7 |



OWNERS: Gary D. Yoder, Ricky L. Yoder, Diana K. Klopfenstein, Danny J. Yoder Living Trust and Susan K. Yoder Living Trust
SALE MANAGERS: Jim Hayworth, 765-427-1913 (cell) and Matt Wiseman, 219-689-4373 (cell)

**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.

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