

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 127± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Warranty Deed.

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

**BUYER'S PREMIUM:** A 1% Buyer's Premium shall be added to the final bid prices to determine the contract purchase price.

**POSSESSION:** Possession is at closing, subject to the 2022 farm lease.

**REAL ESTATE TAXES:** Seller shall pay all taxes due at closing for 2022, with Seller retaining all income from the current crop year. Buyer(s) shall assume all taxes and any ditch assessments due in 2023 and thereafter.

**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 has been scheduled & will be staffed with 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description 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 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. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and 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 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.**



Real Estate and Auction Company, Inc.

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# Land AUCTION

CLINTON COUNTY, IN

# 127± acres in 3 Tracts

*Tuesday, November 15 • 6:00pm*  
Online Bidding Available

### Auction Managers:

Dean Retherford • 765.296.8475

Todd Freeman • 765.414.1863



ONLINE BIDDING AVAILABLE

Bid online during the auction at [www.schraderauction.com](http://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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## SchraderAuction.com

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VIRTUAL

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THE ORIGINAL MULTI-TRACT AUCTIONS



# CLINTON COUNTY, IN

# Land AUCTION

Tuesday November 15 • 6:00pm

# 127± acres

Offered in 3 Tracts

Online Bidding Available

A unique variety of features, as portions of this property have some of the most productive soil in this part of Indiana. Road frontage on SR 421 and good access from CR 550N, as well as hunting opportunities near adjacent wooded lands.

**AUCTION LOCATION:** The Silver Coin Wedding and Event Manor, 3648 West CR 500N, Frankfort, IN 46041. From Rossville, travel south from the flashing light on US 421 to CR 500N, the venue is on the left.

**PROPERTY LOCATION:** From Rossville, travel south on US 421 approximately 3.5 miles to Tract 1 & 2. Then turn right (west) on CR 550N, go west past the first set of buildings and Tract 2 is on the right. Then just past the house and barn, Tract 3 begins on the right and ends at the edge of the woods.

**OWNER:** Beisel Farms

**Auction Managers:**  
 Dean Retherford  
 765.296.8475  
 Todd Freeman  
 765.414.1863



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**TRACT 1:** 57± acres with 56.12± tillable, highly productive soils boasting a weighted corn yield average of 158.5. This farm has frontage on SR 421 and is adjacent to the north side of the woods on the west end of the property. (2021 Taxes per estimated acres is \$2,131.32).

**TRACT 2:** 36.5± acres with 35.52± tillable with a weighted corn average of 136.2. Road frontage on along US 421 and access from CR 550N. (2021 Taxes per estimated acres is \$1,354.36)

**TRACT 3:** 33.5± acres with 28.64± in cropland with a weighted corn average of 149.2 and road frontage on CR 550N. (2021 Taxes per estimated acres is \$1,237.24)

*Seller will retain all income from the current crop year.*



**INSPECTION**  
 Wed, October 12  
 1:00-3:00pm EST



Call or check our website for an information booklet.