

**SCHRADER**  
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
P.O. Box 508, 950 N. Liberty Drive,  
Columbia City, IN 46725



**AUCTION MANAGERS:**  
Jim Hayworth,  
765-427-1913  
Todd Freeman,  
765-414-1863

AC63001504, AU08700434, AU10300062

Follow us on:

2% Buyer's Premium

**800-451-2709**  
**SchraderAuction.com**

**NOVEMBER 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			

*Prime Land*  
**159<sup>±</sup> Acres AUCTION**

offered in 2 tracts

**Carroll County, Indiana**

**Carroll County, Indiana**  
3± Miles SE of Delphi

*Prime Land*  
**AUCTION**

**159<sup>±</sup> Acres**  
offered in 2 tracts

**TUESDAY, NOVEMBER 1**  
*at 6:00pm Eastern*

*• Prime Farmland • Excellent Soils • Great Location •*



*Prime Land*  
**AUCTION**

**159<sup>±</sup> Acres**  
offered in 2 tracts

- Prime Farmland*
- Excellent Soils*
- Great Location*

**TUESDAY, NOVEMBER 1**  
*at 6:00pm Eastern*

Auction held at: Wabash Erie Canal Center,  
1030 N. Washington St., Delphi, IN 46923



800-451-2709 • **SchraderAuction.com**



Auction held at:  
Wabash Erie Canal Center, 1030 N. Washington St., Delphi, IN 46923

800-451-2709 • **SchraderAuction.com**



# Prime Land AUCTION

Carroll County, Indiana  
3± Miles SE of Delphi

**TUESDAY, NOVEMBER 1**  
at 6:00pm Eastern

**159± Acres** offered in 2 tracts

• Prime Farmland • Excellent Soils • Great Location •

**Auction Location:** In Delphi: At the intersection of US 421 & SR 18 & SR 39; take Washington Street north approx. 10 blocks to 1030 N. Washington St. to Wabash Erie Canal Center.

**Property Location:** From Delphi, IN: At the intersection of SR 25 (Hoosier Heartland) SR 18 and US 421; take US 421 approx. 2 miles south to Prince William Rd., then approx. 1.5 mile south to CR 200S, then take CR 200S east ½ mile. Subject property is on the north side of 200S. Road Construction on US 421 from Ross-ville North to SR 18.



**Tract Info:**

**TRACT #1: 78± ACRE** tract of land, all tillable except for around tool shed and grain bin. This tract has excellent soils and good road frontage. This parcel of land has an older tool shed and a small grain bin.

**TRACT #2: 81± ACRE** parcel of land with excellent soils. This tract has approx. 21± acres in woods. This tract also has good road frontage.

**FSA Info:** Farm 7485 Tract #915

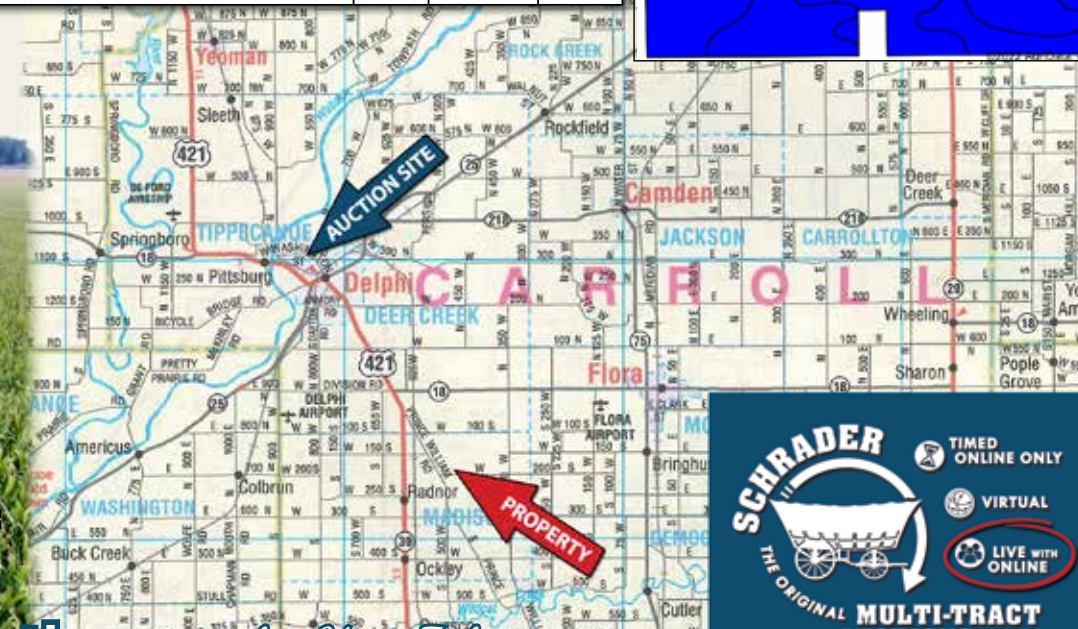
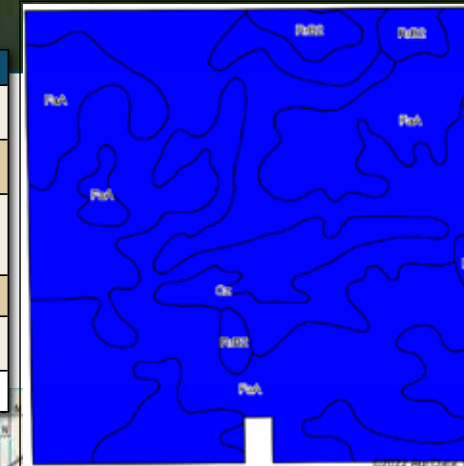
Farmland 157.41 ac.  
Cropland 134.88 ac.  
Corn base 65.30 ac.  
Corn PLC Yield 151 bu.  
Soybeans base 69.58 ac.  
Soybeans PLC Yield 48 bu.

**Inspection Date:**  
**Thursday, October 20**  
**3-5:00 PM**

**2022 Taxes:** RE Taxes \$2,640.04/yr. Ditch Tax \$392.50/yr.



Code	Soils	% of Field	Corn	Soybeans	Wheat
FaA	Fincastle-Starks silt loams, 0-2% slopes	52.0	166	54	74
Cz	Cyclone silty clay loam, 0-2% slopes	43.1	185	65	75
RrB2	Rockfield-Williamstown complex, 1-6% slopes, eroded	4.1	133	47	60
Pk	Pella silty clay loam	0.7	175	49	70
StA	Starks silt loam, 0-2% slopes	0.1	164	53	66
<b>Weighted Average</b>			<b>172.9</b>	<b>58.4</b>	<b>73.8</b>



**TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 159± 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 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 agrees to furnish Buyer(s), at Seller's 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 subject to tenant rights until after the 2022 growing crop harvest or by the end of 2022 whichever occurs first.

**REAL ESTATE TAXES:** Seller shall pay all 2022 real estate taxes due & payable in 2023. 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.**

**ONLINE BIDDING AVAILABLE**  
You may 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. - 800-451-2709.

**Bowen Farms:** Nancy and Don Longwith, Nancy Ann Hageman, Beth Ann Hageman, Gwendolyn Bowen, Willa Van Brunt Revocable Living Trust  
**Auction Managers:** Jim Hayworth - 765-427-1913 and Todd Freeman - 765-414-1863

Call 800-451-2709 or Visit [SchraderAuction.com](http://SchraderAuction.com) for More Information

