

**AUCTION TERMS & PROCEDURES:**

**PROCEDURES:** The property will be offered in 1 tract as a total 51.744± acre unit. There will be open bidding as determined by the Auctioneer. Bids may compete.

**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Corporate Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, projected for January 10th 2023. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing. 2023 crop rights conveyed.

**REAL ESTATE TAXES:** Seller to pay 2022 taxes payable 2023 at closing by giving Buyer a credit at closing equal to the 201 pay 2022 tax amount. Taxes estimated at \$975.72 or \$19.51/acre.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** Sold with current description. If any survey required Buyer(s) and Seller will share survey expense 50:50. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

**FSA INFORMATION:** Farm #1381, Tract #2426. Total 50.07 acres cropland. Corn base of 29.20 acres with yield of 137 Bu., Bean base of 9.42 acres with yield of 47 Bu. and Wheat base of 10.60 acres with yield of 51 bu.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

*Cropland in Eastern Hancock County, Indiana*

**51.744±**  
*acres*

Offered in 1 Tract



**Sales Manager:** Steve Slonaker #AU19300120

**Office:** 877.747.0212 • **Cell:** 765.969.1697

**Schrader Real Estate & Auction Company, Inc.**

#AC63001504

Follow Us On:



Get Our iOS App



**Corporate Headquarters:**

950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

# LAND AUCTION

*Wednesday, November 30 @ 11:00am*

NOVEMBER	Su	M	Tu	W	Th	F	Sa
			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	<b>30</b>			

**51.744±**  
*acres*

Offered in 1 Tract

- Frontage on Hwy 40 • Zoned AG
- Tax Exchange Opportunity for Buyer
- Great Ease of Operation
- 2023 Crop Rights Conveyed
- Good Soils & Drainage
- 18 Miles East of Indianapolis

*Wednesday,*  
**November 30**  
**@ 11:00am**

# LAND AUCTION

*Cropland in Eastern Hancock County, Indiana*



800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



# 51.744± acres

## Offered in 1 Tract

- Frontage on Hwy 40 • Zoned AG
- Tax Exchange Opportunity for Buyer
- Great Ease of Operation
- 2023 Crop Rights Conveyed
- Good Soils & Drainage
- 18 Miles East of Indianapolis

Wednesday,  
November 30  
@ 11:00am



# LAND AUCTION

Cropland in Eastern Hancock County, Indiana

**Inspection Dates:**  
Fri, Nov. 18 from 9-11am.  
Also, at prospect's convenience & risk with suitable ground conditions.



51.744± acres

80' Pattern Tile



**Auction Site:** Charlottesville Lions Club Community Building, 10165 E 25 N, Charlottesville, IN 46117 • From Hwy 40, head north on Main St 3 blocks to corner, Lions Club on the left.  
**Property Location:** ½ mile east of Charlottesville on south side of Hwy 40. 10 miles east of Greenfield.

### TRACT DESCRIPTIONS - ACREAGE IS APPROXIMATE - SEC. 35 TWP. 16N R 8E

**51.744± Acres** - 50± acres cropland with Crosby and Brookston Soil. Soil Index 149.9 bu. About 800' total frontage on Hwy 40. Pattern drainage. One field.

**Owner:** Virginia Avery Bird & Bee Sanctuary LLC. - Martha Avery, President & Trustee  
**Sales Manager:** Steve Slonaker • **Office:** 877.747.0212 • **Cell:** 765.969.1697

**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 info, call Schrader Auction Co. - 800-451-2709.