

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts & as a total 99.5± 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.

**POSSESSION:** Date of closing.

**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due & payable in 2022, as well as the 2022 taxes due in 2023, as a credit at closing. Buyer will be responsible of the payment of these taxes when due. Buyer shall assume any taxes thereafter; Buyer shall assume any ditch & drainage assessments due after closing.

**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 date 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.

**INSPECTION DATE:** Between 1:00 and 3:00 Eastern time on **November 16, 2022**

**ACREAGE:** All acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller.

**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.**



**Schrader Real Estate and Auction Company, Inc.**  
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**99.5± Acres**  
**AUCTION**  
 OFFERED IN  
 3 TRACTS  
**UPDATED ACRES**  
 Monday, December 5 • 6pm  
 TIPPECANOE COUNTY, IN

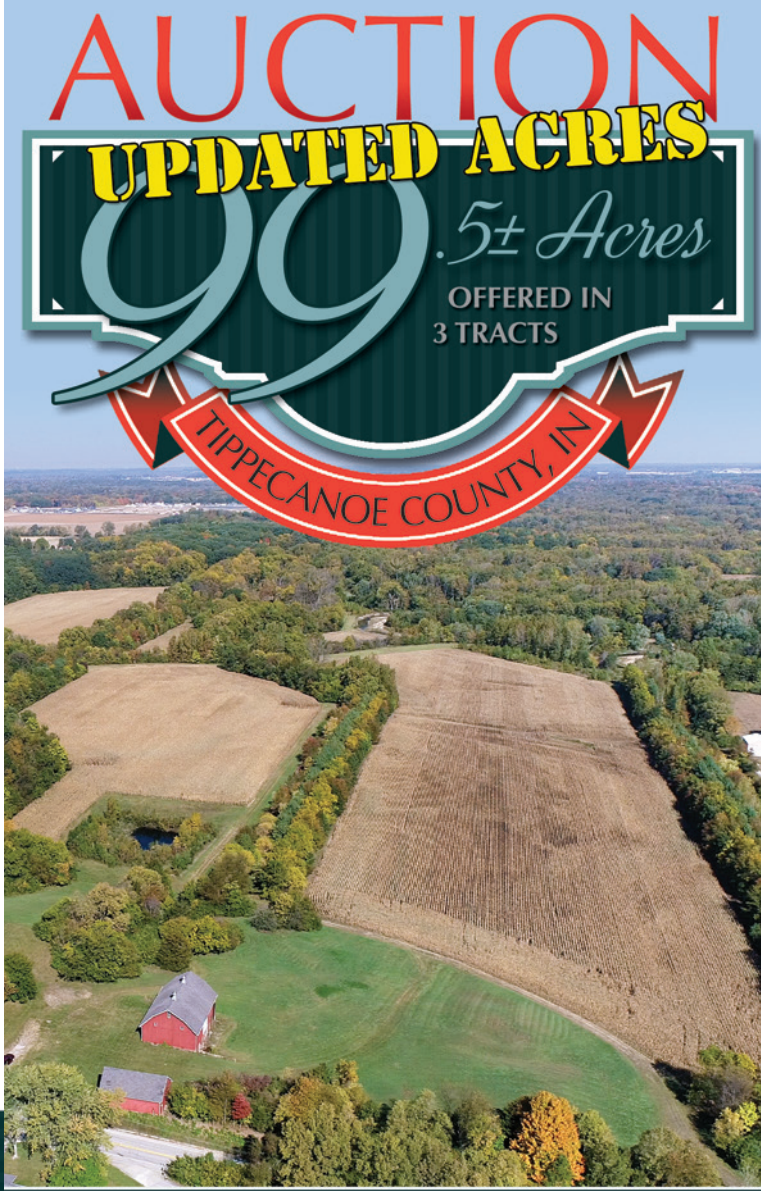
December

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	31



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 Company.

**800.451.2709**  
**SchraderAuction.com**



**Monday, December 5 • 6pm**  
at the Double Tree by Hilton, Lafayette, IN • Online Bidding Available

Tillable Acres  
Building Sites  
Creek Access  
Sand & Gravel  
Hunting/Recreational

# 99.5± Acres AUCTION

OFFERED IN 3 TRACTS

## UPDATED ACRES

Monday, December 5 • 6pm

TIPPECANOE COUNTY, IN



This farm offers a unique variety of features, there is rare direct access to the Wildcat Creek on all three tracts with enough upland to build the home(s) or retreat of your dreams. This property boasts a large amount of building space and two existing barns, as well as hunting/recreational and creek access. Only minutes to the shopping mall and SIA, as well as only a mile to downtown Dayton. This is indeed a rare find this close to Lafayette!

**Inspection Date: Wednesday, November 16 • 1:00 - 3:00 pm EST or contact auction manager to schedule a private tour.**

**Tract 1 – 52± acres** with 26.35± tillable. This tract has the most buildable land out of the flood plain. It also goes back to the creek, with a beautiful wetland. An absolutely beautiful tract for a mini-farm, RV park, or small group of houses with access to Wildcat Creek.



**Tract 2 – 23± acres** with 14.43± tillable. This tract has two nice barns, 200 amp power, well water, and small pond! It also gives direct access to the Wildcat Creek with several acres of CRP in the middle of the tract.



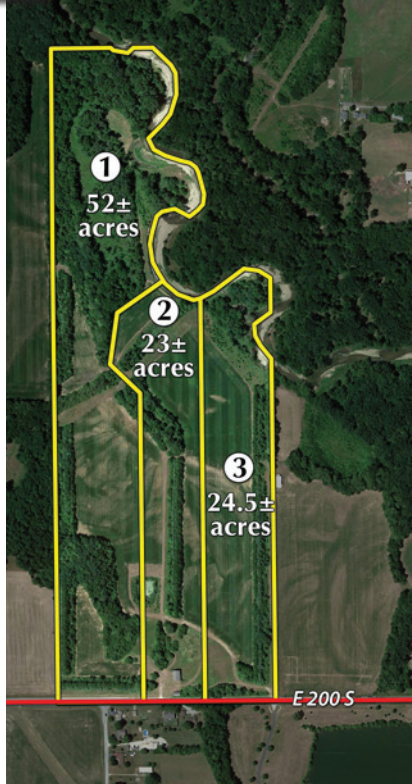
**Tract 3 – 24.5± acres** with 15.1± in cropland, some in CRP. It has enough buildable acres to put a house or two with some out buildings. It offers direct access to the Wildcat Creek. This tract is for the home builder ready to build!

**CRP Income:** Entire property \$5,518 annually.  
**Taxes:** 2022 due 2023 to be paid at closing by Seller. Seller has paid 100% of 2021 due 2022.  
**Estimated taxes for 2022:** Tract #1 - \$913.95, Tract #2 - \$439.35, Tract #3 - \$421.18

**Auction Site:** From the intersection of I-65 and SR 26 near Lafayette: Travel east on SR 26, at the first stop light, turn left (south) on Progressive Dr and travel about 100 yards. The entrance to the Double Tree and Banquet facility is on the left. **The Double Tree by Hilton, 155 Progressive Dr, Lafayette, IN 47905.** Only roughly 4 miles from the farm!

**Online Bidding Available**

**Property Location:** From I-65: Take SR 38 exit (south side of Lafayette), turn left (east) towards Dayton, go into town (less than 1 mile) and turn left (north) at the liquor store on the corner. Take the road north out of town until it comes to a "T", the property is directly in front on CR 200S.



**Each tract contains a few acres of CRP expiring in 2030 with multiple tree plantings & buffer strips around the cropland that enhance the hunting & conservation efforts.**



**Owner:** Chamberlin Farms  
**Auction Manager:**  
 Dean Retherford  
 765.427.1244  
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