

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 78.31± 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, combinations of tracts and as a whole.

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.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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(s).

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2024 and thereafter.

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.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions 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.

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.



CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGER:
Arden Schrader 260-229-2442

AC63001504, AU01050022



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| FEBRUARY 2023 | | | | | | |
|---------------|-----|-----|-----|-----|-----|-----|
| 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 | | | | |

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78.31± land AUCTION
ACRES
offered in 2 Tracts
Clinton County • Frankfort, Indiana

land AUCTION Clinton County
Frankfort, Indiana

78.31±
ACRES
offered in 2 Tracts



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MONDAY, FEBRUARY 27 • 6:00pm

Silver Coin Wedding & Event Manor, 3548 W CR 500 N, Frankfort, IN 46041

- Productive Tillable Farmland
- Possible Building Site • Great Location
- 2023 Farming Rights



land AUCTION

Clinton County
Frankfort, Indiana

offered in 2 Tracts

78.31± ACRES

MONDAY, FEBRUARY 27 • 6:00pm

Productive Tillable Farmland • Possible Building Site • Great Location • 2023 Farming Rights

PROPERTY LOCATION: Approximately 1 mile North of Frankfort, IN on US 421 / SR 38 / SR 39.
AUCTION LOCATION: Silver Coin Wedding & Event Manor, 3548 W CR 500 N, Frankfort, IN 46041. (Approximately 3 miles north of the property).

TRACT DESCRIPTIONS:

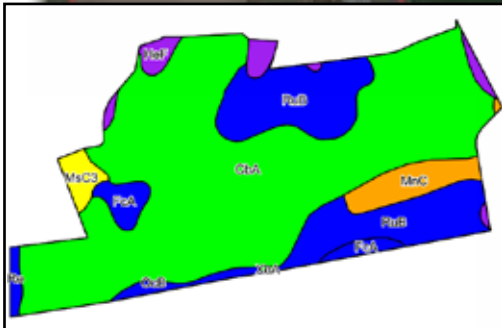
TRACT #1: 73.25± ACRES with frontage on US 421. Mostly all tillable with primarily Camden and Russell soils.

TRACT #2: 5.06± ACRES with frontage on US 421. Camden and Reeseville soils. Possible building site just 1 mile north of Frankfort, IN.

INSPECTION DATES:
 Wed, Feb. 8 • 3-5pm
 Mon, Feb. 13 • 3-5pm



| Code | Soils | % of Field | Corn | Soybeans | Wheat |
|------------------|-----------------------------------------------------|------------|-------|----------|-------|
| CbA | Camden variant silt loam, 0-2% slopes | 66.1 | 155 | 54 | 78 |
| RuB | Russell silt loam, 2-6% slopes | 19.4 | 156 | 54 | 69 |
| McC | Miami silt loam, 6-12% slopes | 4.3 | 139 | 48 | 61 |
| HeF | Hennepin silt loam, 18-50% slopes | 3.2 | - | - | - |
| FcA | Fincastle silt loam, Tipton Till Plain, 0-2% slopes | 2.9 | 168 | 62 | 65 |
| MsC3 | Miami clay loam, 6-12% slopes | 1.8 | 121 | 41 | 54 |
| OcB | Ockley silt loam, 2-6% slopes | 1.3 | 132 | 46 | 66 |
| Re | Reeseville silt loam | 0.8 | 155 | 51 | 69 |
| XeA | Xenia silt loam, 0-2% slopes | 0.1 | 154 | 54 | 69 |
| Weighted Average | | | 148.9 | 51.9 | 72 |



Owners: Rhett & Jody Wainscott
Auction Manager: Arden Schrader, 260-229-2442



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schrader-auction.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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