

LAND AUCTION

Tuesday, October 10 • 6:30pm EST



OCTOBER	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	30	31				

AUCTION MANAGER:

Dean Retherford • 765.427.1244 #AU10700099

Schrader Real Estate and Auction Company, Inc. #AC63001504



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ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

- White County, IN
- Cropland & Wooded Building Sites
- 304± Tillable Acres

327.5± Acres

Offered in 7 Tracts

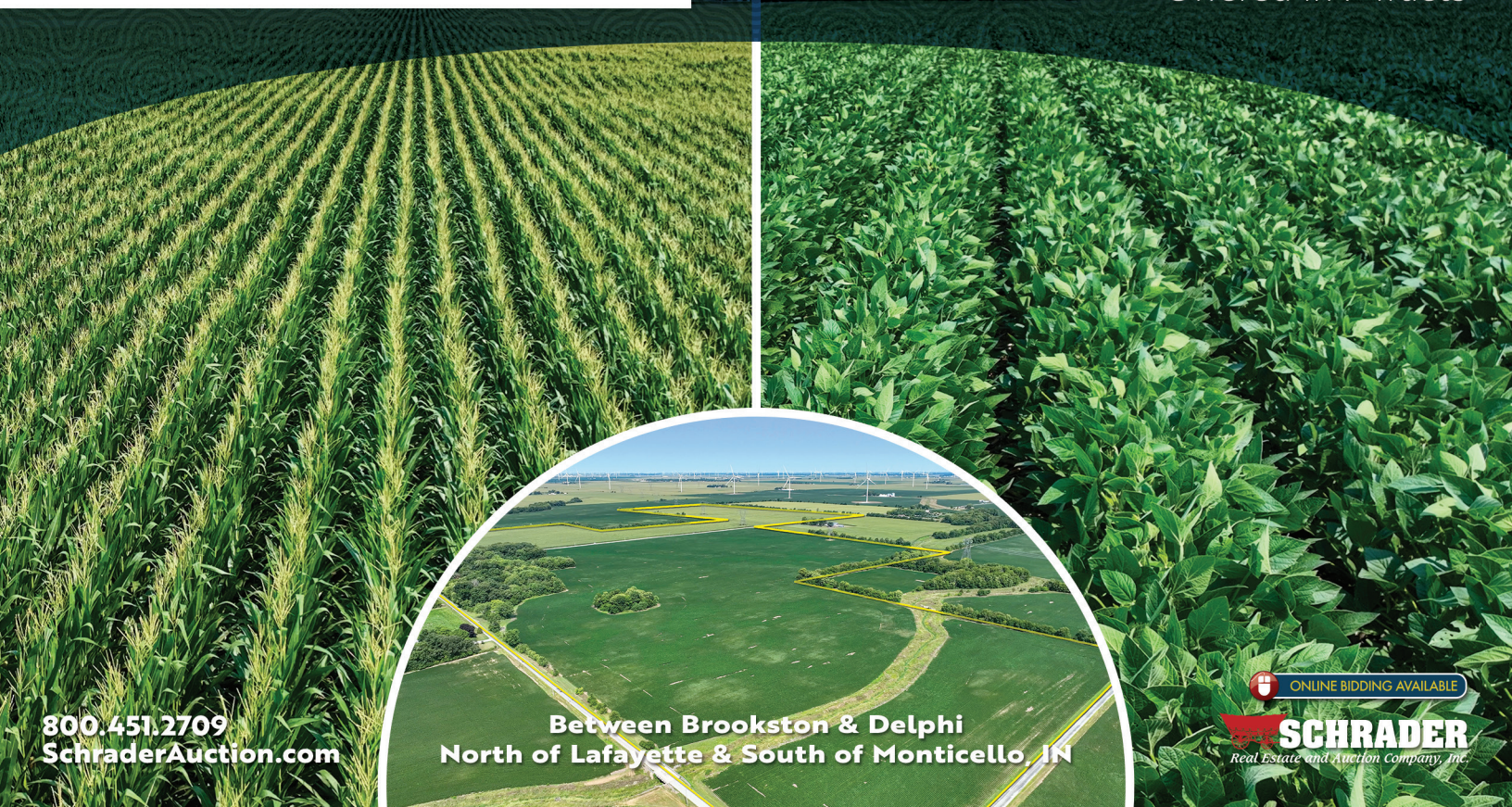


Corporate Headquarters:

950 N Liberty Drive,
Columbia City, IN 46725

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Between Brookston & Delphi
North of Lafayette & South of Monticello, IN

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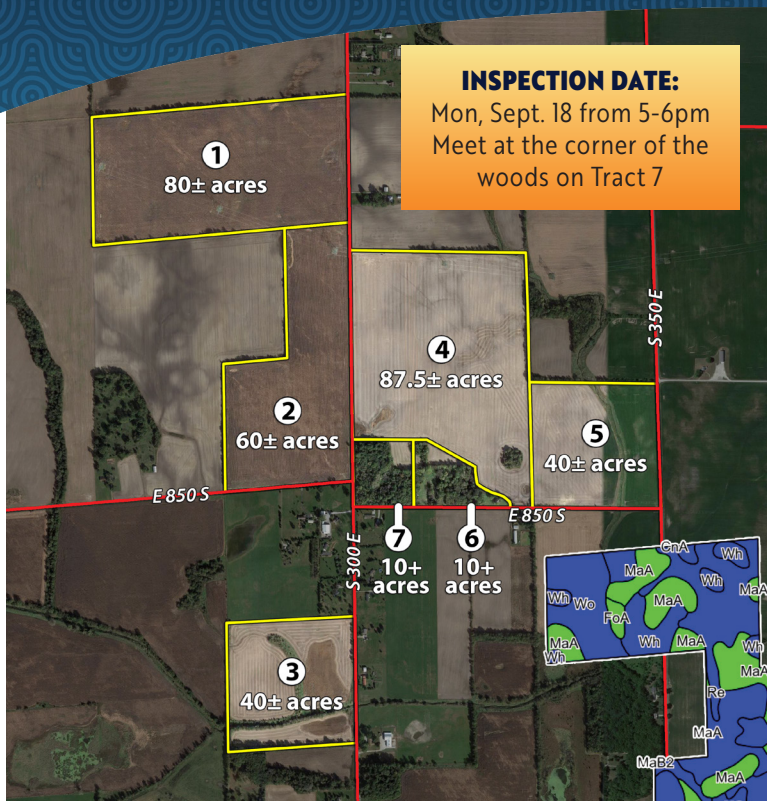
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INSPECTION DATE:
 Mon, Sept. 18 from 5-6pm
 Meet at the corner of the woods on Tract 7

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



AUCTION LOCATION: Wabash & Erie Canal Park Conference Center, 1030 N Washington St, Delphi, IN 46923

PROPERTY LOCATION: From the corner of SR 43 & SR 18 in downtown Brookston, proceed 3 miles east on SR 18 to CR S 300 E. Go north 1.6 miles to the corner of CR S 300 E & E 850 S. The farm is on the north side of the intersection.

TRACT 1 - 80± ACRES w/ 79.87 tillable. This tract is highly productive soil w/ a weighted corn yield average of 160.6. This farm has frontage on CR S 300 E in White county.

TRACT 2 - 60± ACRES w/ 59.40 tillable, road frontage on CR S 300 E. This tract boasts a weighted corn yield index of 152.7.

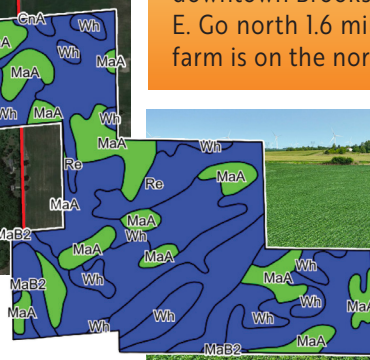
TRACT 3 - 40± ACRES w/ 34.31 tillable. This tract has a drainage ditch & a weighted corn yield average of 164.5.

TRACT 4 - 87.5± ACRES w/ 87.45 tillable. This is a large tract of good tillable land w/ frontage on both CR S 300 E & CR E 850 S. This tract has a weighted corn yield average of 155.2.

TRACT 5 - 40± ACRES w/ 39 tillable. This tract has road frontage along CR S 350 E & CR E 850 S. It boasts a corn yield average of 160.

TRACT 6 - 10+ ACRES w/ 2.8 tillable. This is a wooded building site w/ frontage on CR E 850 S. This tract has the potential for a really nice building site w/ room for gardening or food plots on the north end.

TRACT 7 - 10+ ACRES w/ 1.5 tillable on the north end. This future building site has frontage on both CR S 300 E as well as CR E 850 S.



Code	Soil Description	Acres	% of Field	Corn Bu	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
Re	Rensselaer clay loam	127.51	38.1%	175	6	12	49	70
Wh	Whitaker silt loam	79.18	23.6%	150	5	10	49	68
MaA	Martinsville silt loam, 0-2% slopes	67.72	20.2%	140	5	10	49	71
MaB2	Martinsville silt loam, 2-8% slopes, eroded	33.99	10.2%	135	5	9	47	68
Wo	Wolcott clay loam	19.21	5.7%	175	6	12	49	70
AsB	Alvin fine sandy loam, 2-6% slopes	4.17	1.2%	110	4	7	39	55
FoA	Foresman silt loam, 0-2% slopes	1.92	0.6%	160	5	11	5	72
MaA	Montmorenci loam, 0-2% slopes	1.12	0.3%	145	5	10	49	66
Weighted Average				157	5.4	10.7	48.7	69.3

SELLER: The Estate of Elisabeth Kurz & Oak Tree Farms LP **AUCTION MANAGER:** Dean Retherford • 765.427.1244

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts & as a total 327.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller 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. The targeted closing date

will be approx. 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. 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 rights of Owner/Tenant for the 2023 crop. **REAL ESTATE TAXES:** Taxes for 2023 due in 2024 will be estimated and given as a credit for new owner to pay when due next spring, as seller intends to retain all rents for 2023.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approx. & have been estimated based on county tax parcel data, county GIS, &/or aerial mapping.

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 & 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 & 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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auc-

tion 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.

EASEMENTS: Subject to any & all existing easements. **AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info 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 approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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.**