

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a 68± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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 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 Trustee's Deed(s).

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

POSSESSION: Possession is at closing subject to 2023 farm tenant crop rights.

FARM PROGRAM INFO: Farm #5007, Tract 1014. Contact Auction Manager for crop base information.

REAL ESTATE TAXES: Prorated to date of closing. Taxes estimated (due to parcel split) at approx. \$19/ac.

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/ 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.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & 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 & 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. Combination purchases will receive a perimeter survey only.

STOCK PHOTOGRAPHY: Deer stock photography was used for illustrative purposes only & was not taken on the auction property.

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

Corporate Headquarters:
950 N Liberty Drive,
Columbia City, IN 46725

68±
Acres
Offered in 1 Tract

SALE MANAGER:

Mark Smithson • 765-744-1846

#AC63001504, #AU10100108

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LAND AUCTION

East Central, IN
Delaware County
Near Albany

Tuesday, October 17 at 6pm



Tuesday,
October 17
at 6pm

LAND AUCTION

East Central, IN
Delaware County
Near Albany

- Quality Farmland
- Beautiful Frontage Along the Mississinewa River
- Scenic & Secluded Wooded Acreage
- Exciting Hunting & Recreational Areas
- About 8 Miles Northeast of Muncie & 1 Mile West of Albany
- Available for 2024 Crop Rights
- Delaware Community Schools

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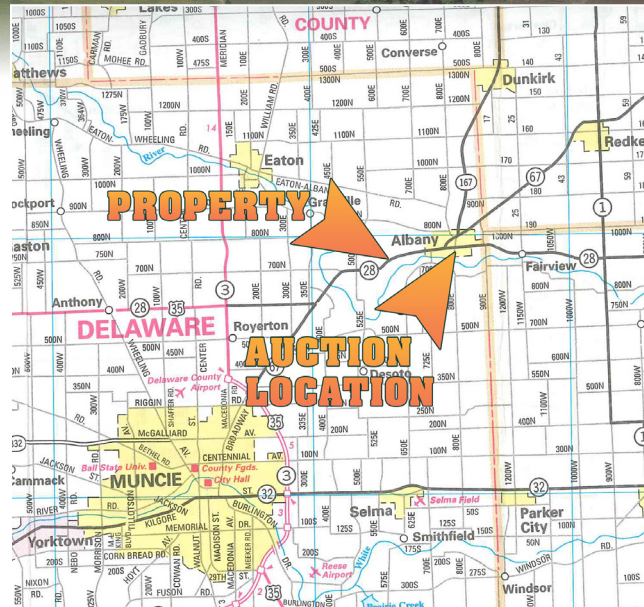
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OPEN HOUSE DATES:
 Fri, Oct 6 • 10-11am &
 Sat, Oct. 7 • 10am-Noon

SECTION 3 - TWP 21 N - RANGE 11 E - DELAWARE TWP - DELAWARE COUNTY, IN TRACT 1 - 68± ACRES: 36± acres of tillable land as per FSA, with the balance in scenic woodland & riverfront. Mostly Sloan, Lickcreek, Pewamo & Blount soils. Bordered on the south by the Mississinewa River, this tract offers endless possibilities. Enjoy the unique combination of farm income & secluded woodlands along the beautiful Mississinewa River. This farm has been meticulously mowed & cared for over the years, including trails to the river. Camping, hiking, hunting, fishing – explore the many possibilities this farm offers.

AUCTION LOCATION: Albany Lions Club, 215 S Water St. Albany, IN - Located at the west edge of the town park just south of SR 28.

PROPERTY LOCATION: From the Muncie Bypass on the north side of Muncie travel northeast on SR 67 about 3½ miles to the junction of SR 28. Continue northeast along SR 28-67 about 4½ miles to the farm on the south side.



SELLER: Samara Newnam Trust

SALE MANAGER: Mark Smithson • 765-744-1846

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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