

**TERMS & CONDITIONS**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 96± 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.

**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction w/ 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 & 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 Trustee Deed.

**CLOSING:** Estimated 45 days after auction targeted at March 1st. The

balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing. 2023 crop rights & timber rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay 2023 taxes due & payable 2024 as credit to Buyer(s) at closing. Taxes estimated at \$22/acre.

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

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) & Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised & surveyed acreage's.

**FSA INFORMATION:** See Agent.

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

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

**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 "AS IS, WHERE IS" basis, & 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, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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.**

# LAND AUCTION

- Southeast Indiana
- North of Liberty
- Union County

**96±**  
acres  
Offered in  
2 Tracts

Wednesday, January 17 • 1pm



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

**SALES MANAGER:** Steve Slonaker #AU10100108  
Cell: 765.969.1697 • Office: 1.877.747.0212  
Schrader Real Estate and Auction Company, Inc.  
#AC63001504

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- 2024 Crop Rights to be Conveyed to Buyer(s) • Location Just South of Richmond & North of Liberty
- Hwy. 27 Nearby • Top Farm Area • Brookville Lake Recreation Area Nearby
- Nice Combination of Cropland & Woodland • Crops, Building Site or Recreation - This has it all!



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## TRACT DESCRIPTIONS (ALL ACREAGES ARE APPROXIMATE) SEC. 35 TWP. 12N R 2W

**TRACT 1: 15+ ACRES** w/ all cropland. Nice place to build or make your mini farm. Good frontage on Byrd Rd.

**TRACT 2: 81+ ACRES** w/ est. 67± acres cropland & 14 acres nice woods. Extensive drainage work. Good soil test & crop index 143 bu. Nice combination of income & recreation here.

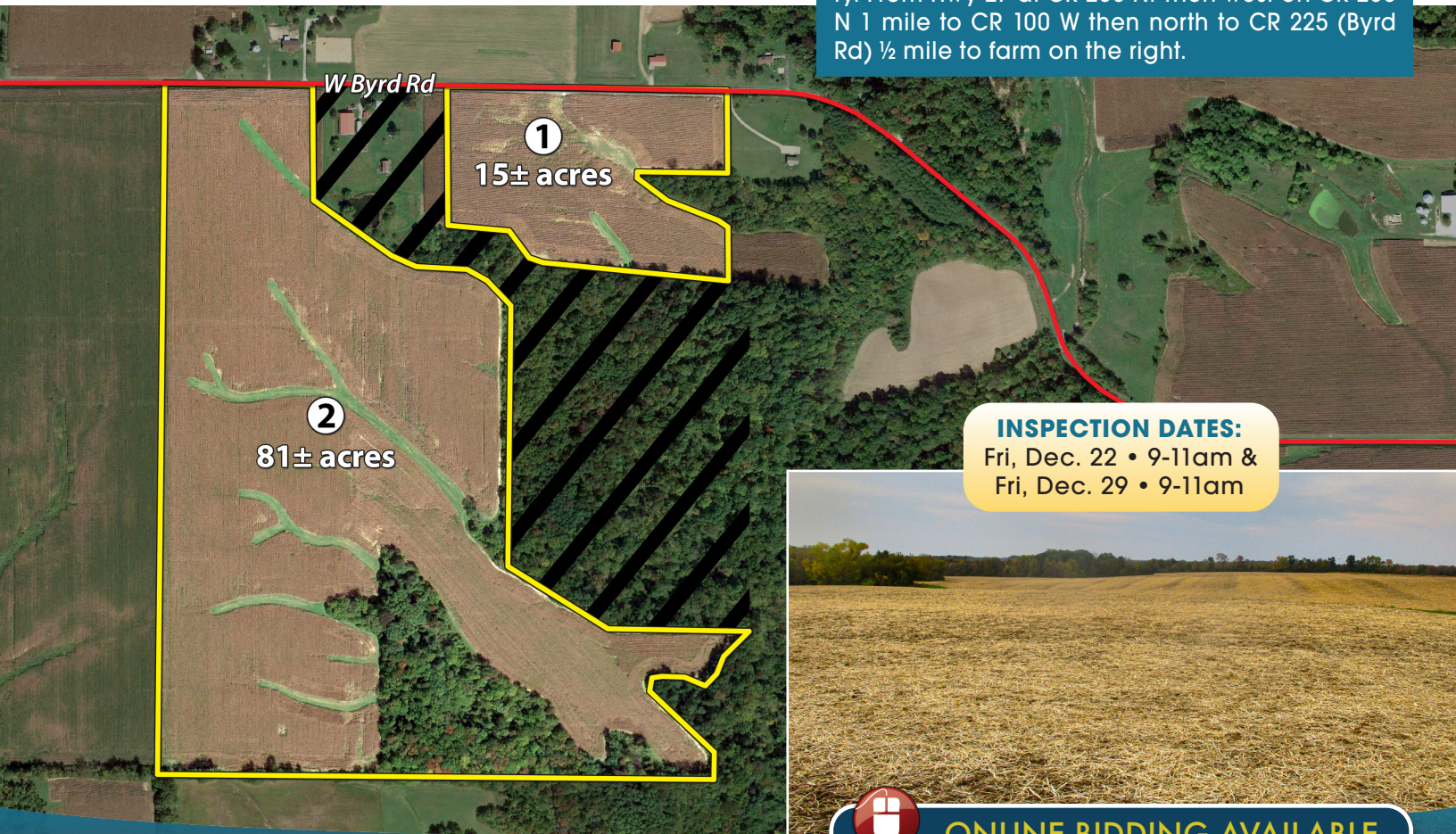
**OWNER:** Myrna J. Schenck & Lisa Schenck, Co-Trustees of the Joint Revocable Trust of Jack M. Schenck & Myrna J. Schenck under date of November 16, 2019.

**SALES MANAGER:** Steve Slonaker • Cell: 765.969.1697  
• Office: 1.877.747.0212



**AUCTION SITE:** Union County 4-H Community Bldg/Liberty • From intersection Hwy 27 & Hwy 44. East on Union St to end of street. 411 Patriot Blvd.

**PROPERTY LOCATION:** 3 miles northwest of Liberty. From Hwy 27 at CR 200 N. Then west on CR 200 N 1 mile to CR 100 W then north to CR 225 (Byrd Rd) ½ mile to farm on the right.

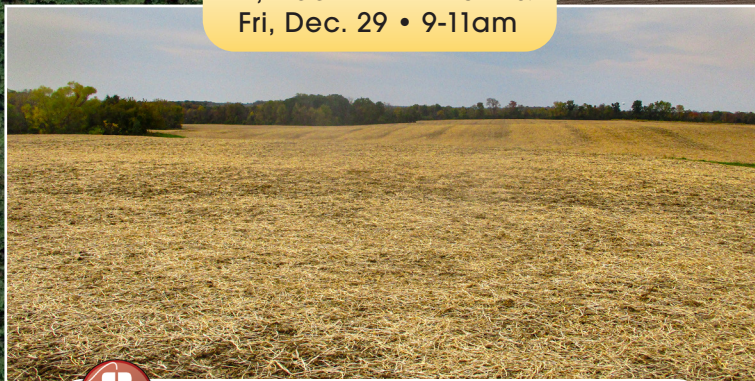


W Byrd Rd  
**1**  
15± acres

**2**  
81± acres

### INSPECTION DATES:

Fri, Dec. 22 • 9-11am &  
Fri, Dec. 29 • 9-11am



### 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 information, call Schrader Auction Co. - 800-451-2709.

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