

100[±] acres
offered in 3 Tracts

- Productive Cropland
- Investigate for Wooded Building Site
- Hunting / Recreational Land



White County, Indiana
LAND AUCTION
7[±] Miles east of Monticello, IN
Tuesday, September 10 at 6:00pm Eastern
Held at the Wabash & Erie Canal Conference Center, Delphi, IN
📺 Online Bidding Available

SCHRADER

Real Estate and Auction Company, Inc.

950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

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Auction Managers:

Jim Hayworth #AU08700434

(c) 765.427.1913 • (o) 888.808.8680

Matt Wiseman #AU11100128

(c) 219.689.4373

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 information, call Schrader Auction Company.

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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 100 ± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and 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, and 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, and 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 approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession will be delivered at closing subject to tenant and seller rights for the 2024 crop.

REAL ESTATE TAXES: Seller shall pay the 2023 real estate taxes due and payable in 2025. Buyer shall assume any taxes thereafter. Seller to pay any ditch and drainage assessments due in 2024. Buyer shall assume any ditch and drainage assessments due in 2025 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/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 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. 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 and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investi-

gations, 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.

EASEMENTS: Subject to any and all existing easements.

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.



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INSPECTION DATES:
Tuesday, August 13 & 27 • 4:00-6:00 PM Eastern
Meet a Schrader representative at Tract 2.

TRACT 1: 63± Acres – Mostly all tillable. This tract has productive soils with frontage on CR 1300E.

TRACT 2: 19± Acres – This tract has approximately 9.5± acres wooded, approximately 6± acres of recreational/low lying wildlife habitat and approximately 3± acres tillable. Please check out for possible building site in the woods and any timber value. Frontage on CR 1300E.

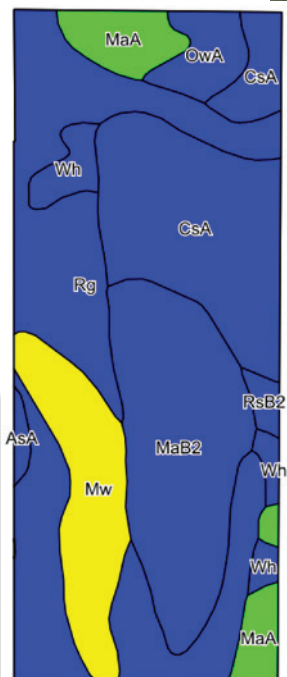
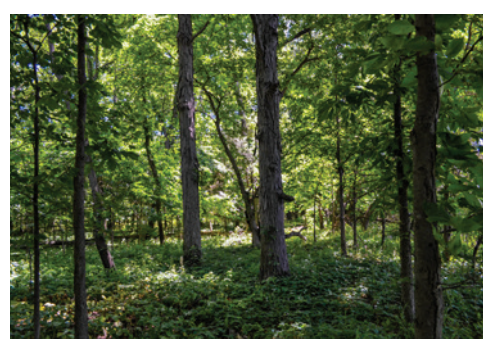
TRACT 3: 18± Acres – Mostly tillable. This tract has quality soil and frontage on CR 1300E.

OWNERS: Patricia Montgomery, Harold Montgomery, Stephen Montgomery and Cathy Jo Wolfe
Real Estate Taxes: (2023 pay 2024) \$1,973.82 • Ditch Tax: \$310

ONLINE BIDDING AVAILABLE

AUCTION LOCATION: Wabash & Erie Canal Conference Center, 1030 N. Washington St., Delphi, IN 46923 – in downtown Delphi from the intersection of US 421, SR 18, SR 39 and Washington St., take N. Washington St. approximately 10 blocks northwest to 1030 N. Washington St.

PROPERTY LOCATION: From the east side of Monticello – at the intersection of SR 39 & US 24, take US 24 approximately 7 miles east to CR 1300E (Willie Mote Salvage Yard), then take 1300E ½-1 mile south. The property is on the west side of the road.



Code	Soils Description	Acres	Corn Bu	Soybeans Bu
Rg	Rensselaer loam	33.34	175	49
CsA	Crosier silt loam	21.36	145	48
MaB2	Martinsville silt loam	20.56	135	47
Mw	Muskego muck	11.03	138	36
MaA	Martinsville silt loam	6.06	140	49
OwA	Owosso fine sandy loam	3.47	131	45
Wh	Whitaker silt loam	3.46	150	49
RsB2	Riddles silt loam	0.91	140	49
AsA	Alvin fine sandy loam	0.66	110	39
Weighted Average			151.2	46.8

FSA INFORMATION

Farm #326
Farmland 99.79 acres
Cropland 80.28 acres

Crop	Base	PLC Yield
Corn	49.40 ac.	157 bu.
Soybeans	31.60 ac.	64 bu.



Photo Taken on Property



AUCTION MANAGERS: Jim Hayworth - (c) 765.427.1913 • (o) 888.808.8680
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MULTI-TRACT AUCTIONS