AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 1 individual tract as a total 38.33+ acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder 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: The targeted closing date will be within 30 days. The balance of the real estate purchase price is due at closing.

POSSESSION: At closing subject to 2024 crop rights expiring February 1, 2025. 2025 crop rights to be conveyed. **REAL ESTATE TAXES:** Seller to pay 2024 taxes payable 2025 to be credited to Buyer(s) at closing. Taxes estimated at \$1,650.55/yr.

ACREAGE: All boundaries are approximate and 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) and 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 and surveyed acreages.

FSA INFORMATION: See Agent.

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

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

AGENCY: Schrader Real Estate and 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 "AS IS, WHERE IS" basis, and 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, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decisions 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.





Top Soil Index/Ready to Farm

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ONLINE BIDDING

7+ Miles North of Elwood or





7+ Miles North of Elwood or 10 Miles West of Fairmount ALL CROPLAND/GREAT LOCATION

38.33+

Wednesday, December 4th • 6 PM

- Good Location In Point Isabel Community
- 37.7+ Acres Well Drained Cropland
- Crop Rights 2025 Conveyed
- Top Soil Index/Ready to Farm
- Great Investment Opportunity

Auction Site: Harmony Christian Church, 9043 West CR 1800N, Elwood, IN 46036. Southwest corner of Hwy. 13 and Co. Rd. 1800N.

Property Location: S 800W, Fairmount, IN. ½ mile north of Co. Rd. 1200S. From Elwood north on Hwy. 13 to Co. Rd. 1200S. East ½ mile to CR 800W then north about ¼ mile.



Tract Description:

All acreages are approximate. (Sec. 2 Twp. 22N R 6E)

38.33+ ACRES with 37.7 acres cropland. Great frontage on Co. Rd. 800 West. All high quality Patton and Crosby soils. Corn soil index 169 bu.!

Inspection Date:
Thursday,
November 21st
9:00-11:00 AM



	SOILS DATA					
	SYMBOL	NAME	% OF FIELD	CORN BU	SOYBEANS BU	WINTER WHEAT BU
	Pg	Patton silty clay loam, Tipton Till Plain, 0-2% slopes	89.2%	173	61	58
11.00 00.00	CuA	Crosby silt loam, New Castle Till Plain, 0-2% slopes	10.8%	142	52	55
	Weighted Average			169.7	60	57.7

Owner: Donn A. Leach Trust, James L. Gordon Trustee

For Information Call Sales Managers:

Al Pfister: 260-760-8922 or Rick Williams: 765-639-2394 800-451-2709 • SchraderAuction.com





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 Co. - 800-451-2709.