



Wednesday, February 16 at 6:00pm

AUCTION

Real Estate

3 TRACTS
offered in
95+ acres

DELaware COUNTY
Perry Township
East Central Indiana

- All Tillable Cropland
- Buyer to Receive 2022 Crop Rights
- Great Mix Treaty, Crosby & Miamian Soil
- County Legal Drain Access
- Great Location Just 1 Mile from Hwy 3
- Neighbors Prairie Creek Reservoir
- Near the Cardinal Greenway

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 95-acre unit. There will be open bidding on all tracts and combinations 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, and 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 Warranty Deed.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: At closing, Buyer to receive crop rights.

REAL ESTATE TAXES: Seller to pay taxes for 2021 calendar year due and payable in 2022 by giving Buyer(s) a credit at closing. 2020/2021 estimated taxes were \$2,326.03.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, 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.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and 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 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. Combination purchases will receive a perimeter survey only.

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. 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, fit, 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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FEBRUARY

Sun	Mon	Tue	WED	Thu	Fri	Sat
		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					

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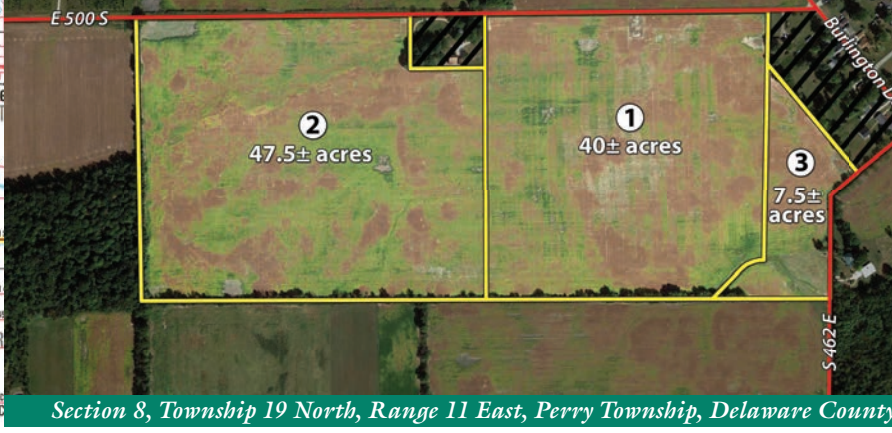
DELaware CO • Perry TWP *East Central Indiana*
Real Estate AUCTION

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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 Co.

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Section 8, Township 19 North, Range 11 East, Perry Township, Delaware County

95± acres
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3 TRACTS

Property Location: From Muncie Bypass and SR 35 on the SE side of Muncie: Travel south on US 35 approximately 2½ miles to CR 500 South, turn left (east) and travel about 1 mile to farm on the south side.

Auction Location: Delaware County Fairgrounds – Heartland Hall Building, 1210 N. Wheeling Ave., Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)

Real Estate **AUCTION** East Central Indiana
DELAWARE CO • PERRY TW



Tracts 1-2

Tract 1: 40± acres
Nice all-tillable tract with outstanding production potential. Good combination of soil types include Treaty, Crosby and Miamian soils. Good access along CR 500 South with county legal drain outlet at the SE corner. This tract would make a nice addition for any farm operation.



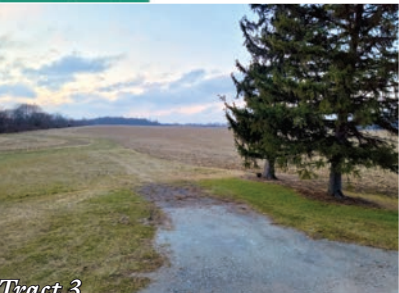
Tract 2

Tract 2: 47.5± acres
All-tillable tract with good access along CR 500S. Quality Treaty, Crosby and Miamian soils. Perfect to combine with Tract 1 for ease of operation in one large field.



Tract 3

Tract 3: 7.5± acres
Beautiful acreage for your home in the country near Prairie Creek and the Cardinal Greenway. Mostly tillable with great potential rarely available at auction – don't miss this opportunity!



Tract 3



Inspection Dates:
Wednesday, February 3
Saturday, February 6
from 11:00am to Noon



Tract 1



Owner: HCH Prairie Creek, LLC
Auction Mgr: Mark Smithson
765.744.1846

Farm Program Info:
Farm 8651, Tract 10973
Contact agent for more info



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