

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 tract as a total 70± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 30 days after the auction.

**IRRIGATION EQUIPMENT:** All irrigation equipment is owned by the tenant. The new buyer will have no right to the irrigation equipment currently located on the property.

**POSSESSION:** Immediate Possession available.

**REAL ESTATE TAXES:** Seller shall pay 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter.

**OIL AND MINERALS:** All mineral rights, if any, are to be conveyed to the new buyer subject to the current lease. New buyer will receive any future income as it correlates to the inactive well on the north side of the tract. The well equipment is owned by the tenant and will not be conveyed to the new buyer.

**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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller.

**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.

**SCHRADER**  
Real Estate and Auction Company, Inc.  
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*Auction Manager:*

Dean Rummel #AU08801377  
260.343.8511 • dean@schraderauction.com



**ONLINE BIDDING AVAILABLE**

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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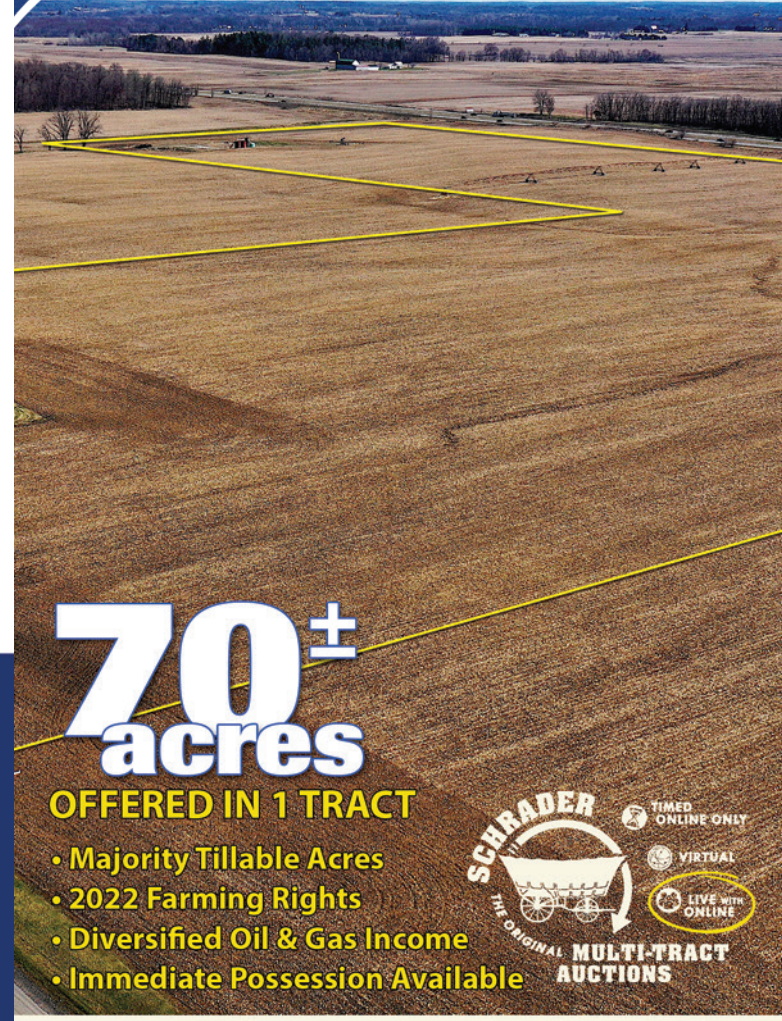
**Schraderauction.com**

STEUBEN COUNTY, IN  
*Important*  
**LAND AUCTION**  
**70±**  
**Acres**  
**OFFERED IN 1 TRACT**

**TUESDAY, MAY 24 • 6:00PM**  
at the Ashley Fire Department • Online Bidding Available

*Important* **STEUBEN COUNTY, IN**  
**LAND AUCTION**

**TUESDAY, MAY 24 • 6:00PM**  
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**70±**  
**acres**

**OFFERED IN 1 TRACT**

- Majority Tillable Acres
- 2022 Farming Rights
- Diversified Oil & Gas Income
- Immediate Possession Available





STEBEN COUNTY, IN

# Important LAND AUCTION

**70±** TUESDAY, MAY 24 • 6:00PM Held at the Ashley Fire Department • Online Bidding Available

**70±**  
**acres**  
**OFFERED IN 1 TRACT**

**DIRECTIONS TO PROPERTY**

From the intersection of SR 4 and N Grand Ave in downtown Ashley: Head north on South 400 W for 1.5 miles. The property is on your right.

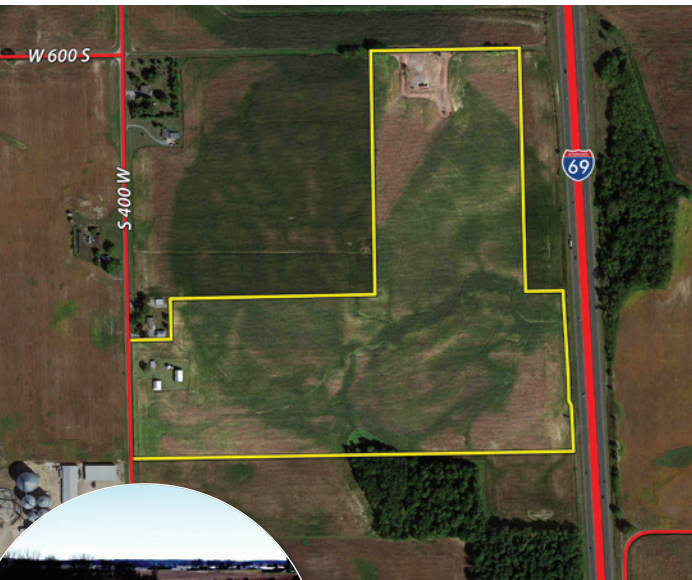
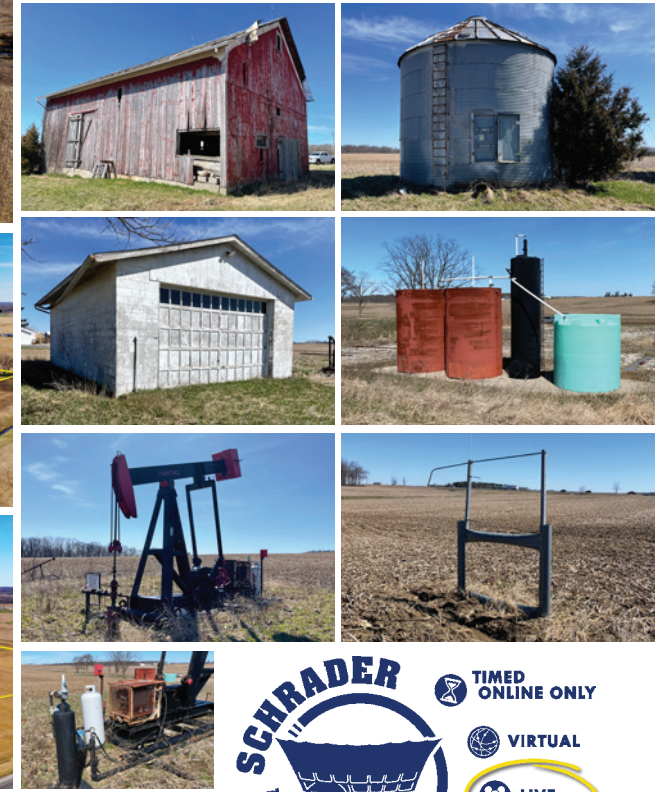
**DIRECTIONS TO AUCTION SITE**

Ashley Fire Department, 101 S Union Ave, Ashley, IN 46705

*The Carpenter Farm* is an excellent opportunity to purchase a high percentage of productive tillable farmland in Steuben County just north of Ashley! The farm is comprised of a high percentage of Crosier loam, Miami loam, and Brookston loam soils.

**INSPECTION DATES** | Thursday, May 5 • 3:00 - 5:00pm  
Tuesday, May 17 • 3:00 - 5:00pm

**TRACT 1: 70± acres** of majority tillable farmland that offers good soils and great visibility from I-69. Details correlated to the oil and gas lease can be found online at [schraderauction.com](http://schraderauction.com), or by requesting an information book. The property also contains several barns, a garage, and a small grain bin setup.



*Auction Manager* Dean Rummel • 260.343.8511 • [dean@schraderauction.com](mailto:dean@schraderauction.com)

**OWNER:** Roberta J Bennett & Janet Carpenter

**800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)**

