

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts as a total 155+/- 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.

FARM PROGRAM INFO: Farm 7267, Tract 11451. Contact agent for more info.

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 own-

er's title insurance policy in the amount of the purchase price.

DEED: Personal Representative's Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing subject to 2022 tenant crop rights.

REAL ESTATE TAXES: Seller to pay taxes for the 2021 calendar year due and payable in 2022. 2021/2022 taxes were \$6,762.12. This total includes acreage and improvements not offered in the auction. Taxes estimated at approximately \$23/tillable acre.

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. 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.** **All mineral rights transfer to the seller**



LAND AUCTION

• Delaware County
• Perry Township
• East Central Indiana

Thursday, August 11th • 6PM EST

155[±] ACRES

Offered in 2 Tracts

AUCTION MANAGER:

Mark Smithson • 765.744.1846

#AC63001504, #AU10100108

AUGUST 2022						
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	29	30	31			



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www.SchraderAuction.com

LAND AUCTION

Delaware County • Perry Township
East Central Indiana

- Nearly All Tillable Cropland
- Great mix of Treaty, Miamian and Crosby soils
- County Legal Drain Access
- Great location just 7 miles SE of Muncie near Prairie Creek Reservoir



Thursday, August 11th • 6PM EST

155[±] ACRES

Offered in 2 Tracts



ONLINE BIDDING AVAILABLE

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LAND AUCTION

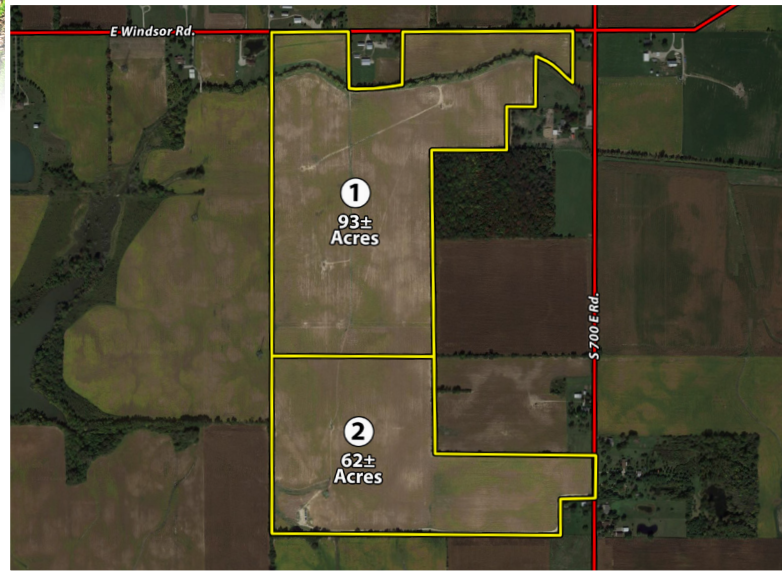
• Delaware County
• Perry Township
• East Central Indiana

155± ACRES

Offered in 2 Tracts

Thursday, August 11th • 6PM EST

- **TRACT 1: 93± acres** Nice all-tillable tract with outstanding production potential. Good combination of soil types include Treaty, Crosby and Miamian soils. Carmichael Ditch cuts across the north end providing excellent drainage outlet opportunity. Access along Windsor Road and across Carmichael Ditch. This tract would make an exceptional addition for today's farm operations – don't miss this opportunity!
- **TRACT 2: 62± acres** Attractive all-tillable parcel with good production potential. Great mix of Treaty, Crosby and Miamian soils. Perfect to combine with Tract 1 for high-efficiency ease of operation. Access along CR 700E with private access road.



Several years back, Bud leased the farm to a local oil well operator for drilling. There are several wells and a temporary oil gathering and storage tank set-up on the property. The property will sell with all mineral rights transferred to the new owners. Any future drilling proceeds will be distributed on a prorated basis. Please contact the Auction Manager for more detailed information.



INSPECTION DATES: Thursday, July 28th • 4PM-6PM & Saturday, July 30th • 9AM-11AM
Meet a Schrader Representative on Tract 1



Section 34, Township 20 North, Range 11 East, Perry Township, Delaware County

- **AUCTION LOCATION:** Delaware County Fairgrounds – Heartland Hall Building • 1210 N. Wheeling Ave., Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)
- **PROPERTY LOCATION:** From Muncie Bypass and SR 32 on the E side of Muncie: Travel east on SR 32 approximately 4¼ miles to CR 700 East, turn right (south) and travel about 3 miles to Windsor Road. Tract 1 is west along Windsor Road. Tract 2 is approximately ⅔ mile south along CR 700 East.
- **SELLER:** Estate of Charles "Bud" Conwell, Linda Hiatt, Per. Representative
- **AUCTION MANAGER:** Mark Smithson • 765.744.1846

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. | 800-451-2709.

Visit our website for more information & photos

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