

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 160± 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 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(s) 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 Corporate 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, & all other matters of public record.

**CLOSING:** The targeted closing date will be between

January, 2, 2023 and January 9, 2023. The balance of the real estate purchase price is due at closing.

**POSSESSION:** At closing subject to tenant rights for the 2022 crop and month to month house rental. Buyer(s) to receive 2023 crop rights.

**REAL ESTATE TAXES:** Seller to pay all 2022 real estate taxes due & payable in 2023. 2022 taxes estimated at \$5,480.10 or \$34.25/acre. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch & drainage assessments due after closing.

**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & 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 & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & 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 &

surveyed acres.

**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 decision 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.

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Follow Us and Get Our Schrader iOS App:

*Auction Manager.*

Steve Slonaker #AU19300120  
877.747.0212 • 765.969.1697 (cell)

Online Available Bidding

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.

**800.451.2709**  
**SchraderAuction.com**

RUSH COUNTY, IN EAST CENTRAL INDIANA  
**Land Auction**  
 Wednesday, November 16 • 6:00pm

**160±**  
*acres*  
 Offered in 3 Tracts  
 or Combinations

RUSH COUNTY, IN EAST CENTRAL INDIANA  
**Land Auction**

**160±**  
*acres*  
 Cropland and  
 2-Story Farmhouse  
 Offered in 3 Tracts  
 or Combinations

- \*TOP CROSBY AND TREATY SOILS
- \*GOOD LOCATION BETWEEN RUSHVILLE AND GREENSBURG
- \*3 MILES NORTHWEST OF MILROY & 1½ MILES NORTH OF HWY. 244
- \*NICE OLDER FARMHOUSE IN COUNTRY
- \*RUSH COUNTY SCHOOLS AND EASY ACCESS TO I-74
- \*2023 CROP RIGHTS AVAILABLE
- \*CLOSING BETWEEN JAN. 2, 2023 AND JAN. 9, 2023
- \*ACCESS AFTER CROP REMOVAL WITH ADDITIONAL 10% DOWN PAYMENT
- \*TAX EXCHANGE OPPORTUNITY



**Wednesday, November 16 • 6:00pm**  
 ONLINE BIDDING AVAILABLE AT ROOT BUILDING 4-H FAIRGROUNDS, RUSHVILLE

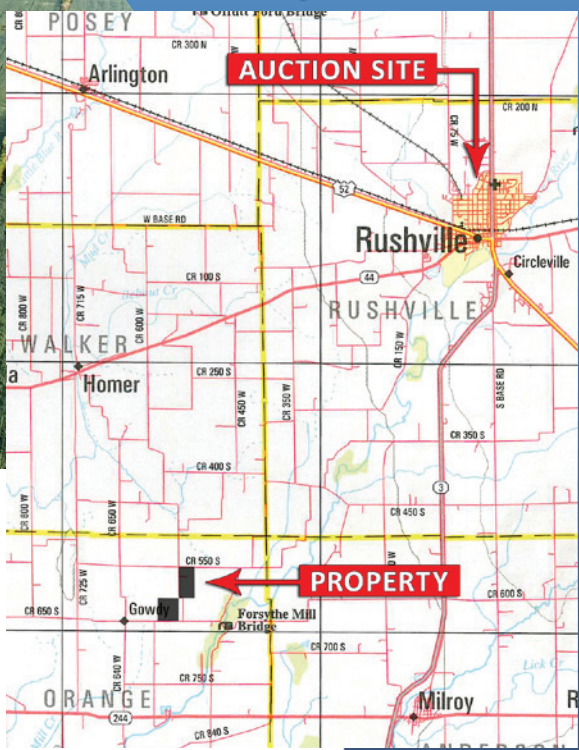


RUSH COUNTY, IN EAST CENTRAL INDIANA **160±** acres Cropland and 2-Story Farmhouse

Offered in 3 Tracts or Combinations



Tract 2



**AUCTION SITE:** Root Building 4-H Fairgrounds, 1299 Sexton St, Rushville. **From intersection of SR 44 and SR 3:** Take SR 3 (Main St) north 1 mile to W 16th St. Turn left on W 16th St to Sexton St then left on Sexton St to fairground and Root Building.

**PROPERTY LOCATION:** From Rushville follow SR 44 west 6 miles to CR 600 W then south becoming 575 W then left on CR 450 ¼ mile to CR 550 W then south 1 mile to Tract 2 on southeast corner. Tract 1 is at corner of CR 550 W and CR 650 S. From Milroy at SR 3 and SR 244 west 4 miles to CR 600 then 2 ½ miles north to CR 650 S then right about ½ mile to Tract 1 on left.



Tract 1



Tract 2



Tract 2



Tract 3



Tract 3

(Section 5 & 32, Township 12N & 13N R 9E)

**Tract 1:** 80± acres all cropland. Crosby and Treaty soils. Soil Index 148 bu. ½ mile frontage on CR 650 S just west of CR 540 W. Improved drainage outlet.

**Tract 2:** 75± acres all cropland. Frontage on CR 550 W and CR 550 S. Lots of Treaty soils. Soil Index of 151 bu. Tracts 1 & 2 adjoin.

**Tract 3:** 5± acres with older two story 2,452 sq. ft. farmhouse and 4-car garage. Good 5 acres to have your own small farm in the country here. Rushville Schools.

**OWNER:** Hoban LLC, Judith K. Doss, Manager



All acreages are approximate.

*Inspections*  
9 to 11 AM

Thu, October 20,  
Thu, October 27  
& Thu, November 3  
Meet agent on Tract 3.

*Auction Manager*  
**Steve Slonaker**

877.747.0212  
765.969.1697 (cell)



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