

**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 163.85-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

**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 final prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Trustee's 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, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior

to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession is at closing on all farm land and tool shed on Tract 1, except the house and outbuilding on Tract 2 will be January 31, 2020.

**REAL ESTATE TAXES:** Seller shall pay all 2019 real estate taxes due and payable in 2020. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data and county GIS.

**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 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. 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 and surveyed acres.

**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.

**EASEMENTS:** Subject to any and all existing easements.

**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.**



# LAND Auction 163.85± acres

White County, Indiana offered in 2 Tracts

DECEMBER 2019						
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				

**75th ANNIVERSARY**  
Since 1944 **SCHRADER**

P.O. Box 508, 950 N. Liberty Drive, Columbia City, IN 46725  
260-244-7606 or 1-800-451-2709

**AUCTION MANAGERS:**  
Jim Hayworth 888-808-8680 • 765-427-1913 (Cell)  
Jimmy Hayworth 219-869-0329 (Cell)  
AC63001504, AU08700434, AU11300081



**800-451-2709**  
**www.schraderauction.com**



# 163.85± acres offered in 2 Tracts

White County, Indiana  
(4± miles NE of Brookston)

- Excellent Location
- Some Excellent Soils
- Productive Farmland



TRACT 1

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

# LAND Auction

Online Bidding Available

**FRIDAY, DECEMBER 13 • 1:00 PM EST**

White County, Indiana

163.85±  
acres  
offered in 2 Tracts

# LAND Auction

FRIDAY, DECEMBER 13 • 1:00 PM EST

**AUCTION LOCATION:** Brandywine Conference Center, 304 S. 6th Street, Monticello, IN 47960. From US 24 & 6th Street (Hubbard GMC), take 6th Street approx. ¼ mile south to Brandywine.

**PROPERTY LOCATION:** From Brookston, IN, at the intersection of SR 43 & SR 18, take SR 18, 3 miles East (construction?) to CR 300E (Range Line) then take CR 300E 1-1/2 miles north to CR 850S, then take CR 850S ¼ mile west to Tract 1. Tract 2 is ½ mile north of CR 850S on CR 300E on east side of the road.

**Inspection Date:**

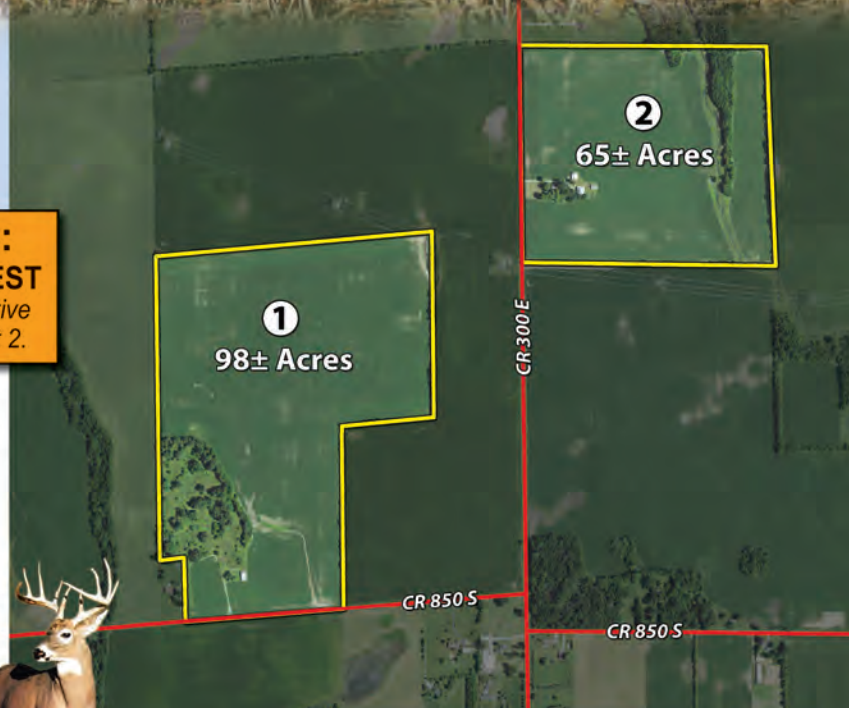
Wed., Nov. 20 • 3-5 PM EST  
Meet a Schrader Representative at the Improvements on Tract 2.

**TRACT DESCRIPTIONS:**

**TRACT #1: 98± ACRES**, productive land with 88.01 acres tillable land and 14± acres wooded. The woods offer possible building site and/or recreational property. This tract has a 32'x60' tool shed and this tract has frontage on CR 850S.

**TRACT #2: 65.85 ACRE** parcel of land with 54.95 tillable acres. This tract has an older farm house (1316 sq. ft.), LP gas heat, with air condition. Also, there is a 42'x48' tool shed, older barn with (2) lean-tos and another older barn.

NOTE: I have not been inside any of these improvements; the information is from White Co. Assessor sheet. Also, this tract has Ella Baker Ditch running through the east side of the property and this tract has frontage on CR 300E.



**2018/pay 2019 RE Taxes**

Tract 1 \$1,769.54/yr.  
Tract 2 \$2,421.48/yr.

**Other – Ditch**

\$208.50/yr.

**FSA INFORMATION:**

**FARM 1503**

Farmland 164.69 Ac.  
Cropland 142.96 Ac.  
Corn Base 71.5 Ac.  
Soybean Base 71.46 Ac.

**PLC Yield**

139 bu.  
44 bu.



Code	Soils	% of Field	Corn	Soybeans
<b>TRACT 1</b>				
MaA	Martinsville silt loam, 0-2% slopes	26.6	140	49
MaB2	Martinsville silt loam, 2-8% slopes	25.4	135	47
Wo	Wolcott clay loam	21.3	175	49
Re	Rensselaer clay loam	15.9	175	49
Wh	Whitaker silt loam	10.8	150	49
Weighted Average			152.8	48.5
<b>TRACT 2</b>				
Re	Rensselaer clay loam	43.1	175	49
MaA	Martinsville silt loam, 0-2% slopes	22.8	140	49
Wh	Whitaker silt loam	10.8	150	49
MoA	Montmorenci loam, 0-2% slopes	9.8	145	49
CnA	Conover loam, 0-1% slopes	6.6	160	51
Dc	Darroch silt loam	5.8	155	48
Wo	Wolcott clay loam	1.2	175	49
Weighted Average			159.2	49.1



**ONLINE BIDDING AVAILABLE**

You may 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](http://schraderauction.com)

OWNER: Maratha Lashbrook as Trustee of Kenneth Estes Trust

SALE MANAGERS: Jim Hayworth, 1-888-808-8680 (office) • 1-765-427-1913 (cell) • Jimmy Hayworth, 1-219-869-0329 (cell)