

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 71.8 ± 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 bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a 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, 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. The targeted closing date will be approximately 30 days after the auction or as soon

thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. 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 will be delivered at closing subject to tenant rights for the 2024 crop.

REAL ESTATE TAXES: Seller shall pay the 2024 real estate taxes due and payable in 2025. Buyer shall assume the 2025 real estate taxes payable in 2026 and thereafter. Seller to pay any ditch and drainage assessments due in 2024. Buyer shall assume any ditch and drainage assessments due in 2025 and thereafter.

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

SURVEY: The Seller shall provide a new survey, and the type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. A combined purchase 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. Fur-

ther, 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.

SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:
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AC63001504, AU11100128, AU08700434

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JANUARY 2025

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	

Land AUCTION

Newton County, IN

71.8 ± acres
Offered in 2 Tracts or In Combination



- PRODUCTIVE FARMLAND
- NEARLY ALL TILLABLE
- INVESTIGATE FOR POTENTIAL HOME SITE

Land AUCTION

1 1/2 ± MILES WEST OF MOROCCO Newton County, IN

Auction held at Beaver Township Community Center - Morocco, IN

71.8 ± acres
Offered in 2 Tracts or In Combination



800-451-2709
SchraderAuction.com

Thursday,
January 9th • 5:00 PM Central



Land AUCTION

Newton County, IN

71.8± acres

Offered in 2 Tracts or In Combination

**Thursday,
January 9th • 5:00 PM Central**

AUCTION SITE: Beaver Township Community Center, 409 South Polk St., Morocco, IN 47963. From east of Morocco at the junction of U.S. 41 and SR 114, go west on Michigan (CR 400 S) approximately ¾ mile to Polk St. Turn north on Polk St. and travel 1/8 mile to auction site on your right. The Beaver Township Community Center adjoins the Fire Station.

PROPERTY LOCATION: From east of Morocco at the junction of U.S. 41 and SR 114, go west on CR 400 S (Michigan) approximately 2 ¾ miles to CR 500 W. Go south on 500 W approximately 300 feet to Tract 2 on the east side of the road. Continue south on 500 W to Tract 1 on the south side of Tract 2.

TRACT INFORMATION:

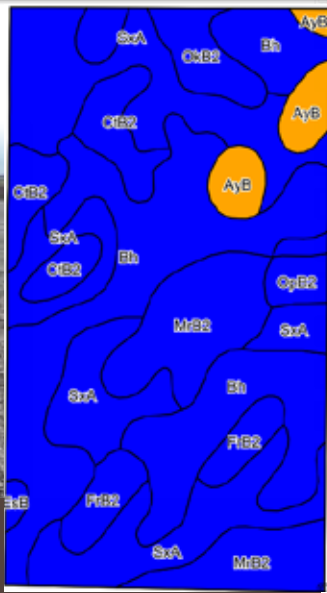
TRACT 1: 40± ACRES: Productive soils and nearly all tillable. This tract has road frontage on CR 500 W.

TRACT 2: 31.8± ACRES: Productive soils and nearly all tillable. Investigate for a potential home site. This tract has road frontage on CR 500 W.

REAL ESTATE TAXES: 2023 payable 2024:
(1 Tax ID #) \$2,675.46
Drainage Assessments: \$281.18

INSPECTION DATES:
2:00 - 4:00 PM Central
Monday, December 16th
Friday, December 27th
Meet a Schrader Representative at
Tract 2 on 500 W.

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.



Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
Bh	Barry-Gilford complex	24.68	33.8	162	41	65
SxA	Sumava-Ridgeville-Odell complex, 0-2% slopes	22.64	31.2	119	34	54
MrB2	Montmorenci fine sandy loam, 2-6% slopes, eroded	9.34	12.9	126	42	57
CtB2	Corwin fine sandy loam, 2-6%, eroded	5.13	7.1	131	42	59
OkB2	Octagon-Ayr complex, 2-6% slopes, eroded	3.25	4.5	119	40	56
FrB2	Foresman fine sandy loam, till substratum, 2-6% slopes, eroded	3.18	4.4	131	42	59
AyB	Ayr loamy fine sand, 1-4% slopes	2.93	4.0	108	35	54
OpB2	Onarga fine sandy loam, till substratum, 2-6% slopes, eroded	1.16	1.6	117	38	53
EsB	Elston variant fine sandy loam, 1-3% slopes	0.35	0.5	117	38	53
Weighted Average				135.4	38.7	58.8

OWNERS: Barrie Elise and Paul D. Fogg
AUCTION MANAGERS:
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