

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as a total 40 ± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**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, & are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement 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, & 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, 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 survey, if applicable, the final title commitment

& Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.

**POSSESSION:** Possession will be delivered at closing subject to rights of tenant for the 2025 crop.

**CROP INCOME:** All of the 2025 crop income to be retained by the Seller.

**REAL ESTATE TAXES:** Seller shall pay 2024 real estate taxes due in 2025 as well as the 2025 real estate taxes due in 2026. Buyer shall assume any taxes thereafter. Seller to pay drainage or other special assessments due in 2025. Buyer will pay all drainage & special assessments thereafter.

**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:** Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, the final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 & all existing easements.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Newton County, IN • 3± Miles SE of Morocco

# land auction

**Tuesday, October 28 • 5pm Central**

At Beaver Township Community Center  
409 South Polk St, Morocco, IN 47963

## AUCTION MANAGERS:

Matthew Wiseman • 219.689.4373

#AU11100128, #RB14004381

Justin Grant Griffin • 260.223.5861

#AU12500017, #RB20000785

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Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

**800.451.2709 • www.SchraderAuction.com**



## Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

Schrader Real Estate and Auction Company, Inc.

#AC63001504, #CO81291723

# 40± acres

Offered in 1 Tract

Newton County, IN • 3± Miles SE of Morocco

# land auction

**Tuesday, October 28 • 5pm Central**

At Beaver Township Community Center  
409 South Polk St, Morocco, IN 47963

- Productive Farmland
- All Tillable – Except Road
- 39.94 Cropland Acres per FSA
- Half Mile Throughs
- Investigate for Home Site Potential

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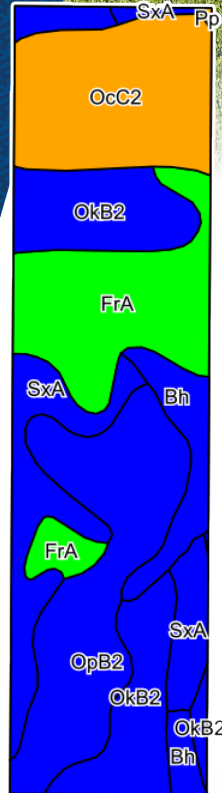
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**ONLINE BIDDING  
AVAILABLE**

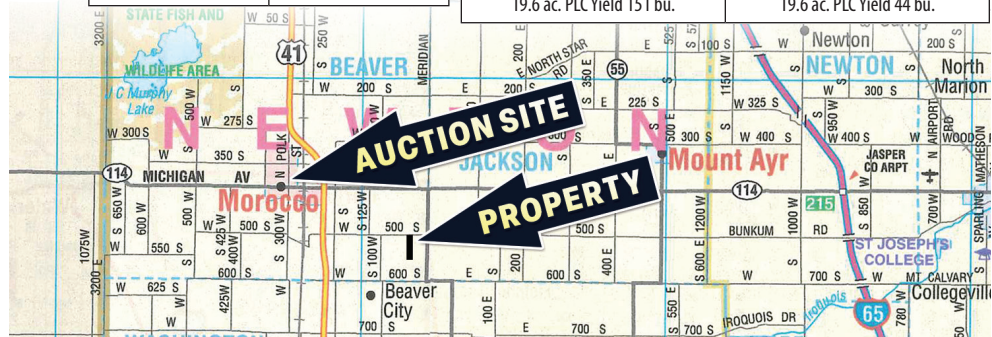
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
You **must** be registered **One Week in Advance of the Auction** to bid online.  
For online bidding information, call Schrader Auction Co. 800-451-2709.

Code	Soil Description	Acres	% of Field	Corn Bu	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
OpB2	Onarga fine sandy loam, till substratum, 2-6% slopes, eroded	8.83	22.1%	117	4	8	38	53
OkB2	OctagonAyr complex, 2-6% slopes, eroded	7.92	19.7%	119	4	8	40	56
FrA	Foresman fine sandy loam, till substratum, 0-2% slopes	7.57	18.8%	135	5	9	44	61
OcC2	Octagon loam, 6-12% slopes, eroded	7.36	18.3%	122	5	8	41	55
SxA	SumavaRidgevilleOdell complex, 0-2% slopes	5.72	14.2%	119	4	8	34	54
Bh	BarryGilford complex	2.76	6.9%	162	6	11	41	65
Weighted Average				125.1	4.5	8.4	39.7	56.4

**40± ACRES:** Productive soils & all tillable except for the road. One field with half mile throughs & road frontage on CR 500 S.

Real Estate Taxes, 2024 Payable 2025	Drainage Assessments
\$981.86 (1 Tax ID #)	\$263.94

FSA Info - 39.94 Cropland Acres	
Corn Base	Soybeans Base
19.6 ac. PLC Yield 151 bu.	19.6 ac. PLC Yield 44 bu.



**INSPECTION DATES:** Thu, Oct. 2 • 3-5pm  
& Wed, Oct. 15 • 3-5pm Central. Meet a Schrader Rep at the property on 500 S.

**AUCTION SITE:** Beaver Township Community Center, 409 South Polk St, Morocco, IN 47963. From east of Morocco at the junction of US 41 & SR 114, go west on Michigan (CR 400 S) approx. ¾ mi. to Polk St. Turn north on Polk St, & travel ½ mi. 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 US 41 & SR 114, go south on US 41 for 1 mi. to CR 500 S. Go east on 500 S approx. 1.8 mi. to the property on the south side of the road.

**OWNER:** Gretchen Ann Swallow,  
John Watson Hunter, Sabra Rowley &  
Fonda Ivy

**AUCTION MANAGERS:**

Matt Wiseman • 219.689.4373 (cell)

Justin Griffin • 260.223.5861 (cell)



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