

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding.
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: The successful bidder will be required to enter into Purchase Agreement 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 title insurance in the amount of the purchase price.

DEED: Seller shall provide a Trustee Deed.
CLOSING: Closing shall take place 15 days after marketable title and before September 1, 2012.
POSSESSION: Possession is at closing, subject to the tenant rights of the 2012 growing crop.
REAL ESTATE TAXES: The Seller shall pay the 2012 real estate taxes due in 2013. (\$897.79/6 mo. includes ditch tax: Dolick \$87.90/yr, Stoller \$40/yr.) The Buyer shall pay all taxes thereafter.
DITCH ASSESSMENTS: The Buyer shall pay any ditch assessments due in May 2013.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: If there is no existing legal description for the tracts, then a new survey will be ordered and the cost of the new survey will be split 50:50 between Seller and Buyer.
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.


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AUGUST 2012

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	

80[±] Acres

3 miles northeast of Wolcott, IN

Excellent location! • Excellent soils! • Excellent farm!

- **Excellent location!**
- **Excellent soils!**
- **Excellent farm!**

80[±] 1 TRACT Acres

3 miles northeast of Wolcott, IN

Land Auction


SCHRADER
 Real Estate and Auction Company, Inc.

Monday, August 6 • 1:00 PM
 at the Wolcott Community Building Eastern Time

80± Acres

Land Auction

Monday, August 6 • 1:00 PM

3 miles northeast of Wolcott, IN

AUCTION LOCATION:

Wolcott Community Building, located at the north side of Wolcott and just south of US 24, on 4th Street.

PROPERTY LOCATION:

At the north side of Wolcott, take CR 900 W one mile north to CR 200 N, 2 miles to CR 700 W and CR 200 N.

Excellent Location • Excellent Soils • Excellent Farm

TRACT INFORMATION:

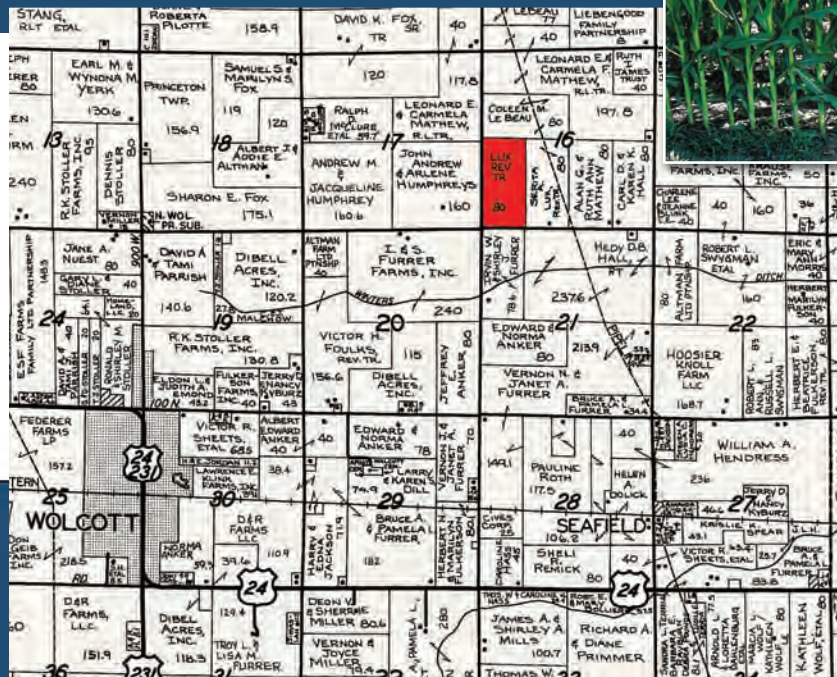
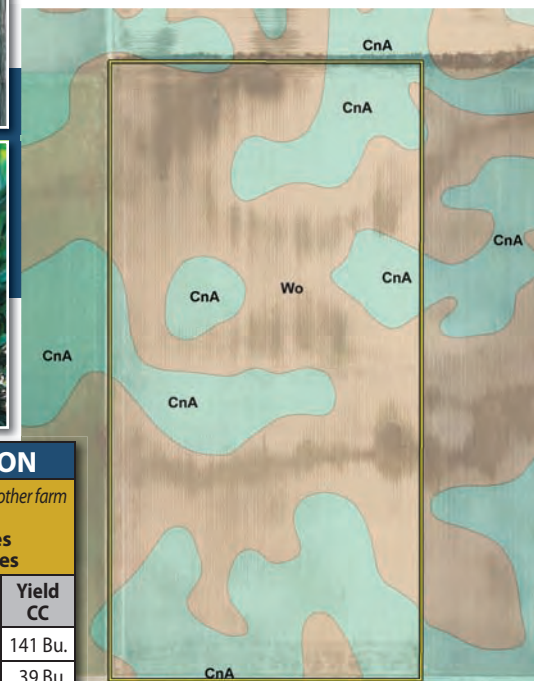
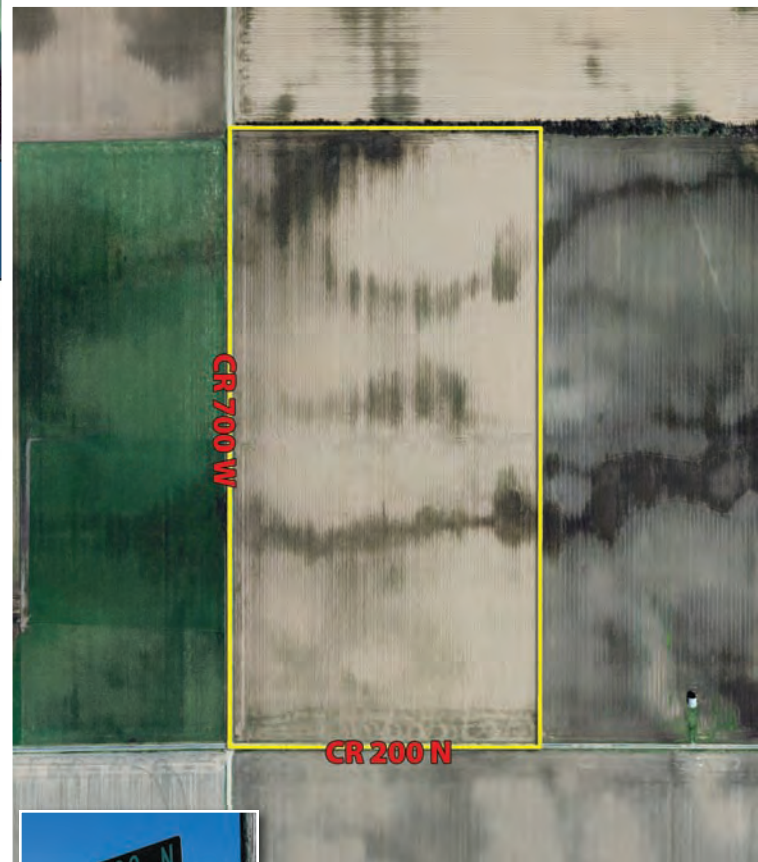
This 80± Acre tract is all tillable except for the county roads. It has excellent soils (Wolcott and Conover).

Lime has been applied to this farm in the last couple of years.

OWNER: LUX REVOCABLE TRUST, Jeanne L. Franks, Trustee

Sale Manager: Jim Hayworth, 888-808-8680, 765-427-1913

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FSA INFORMATION

Note: This farm is combined with another farm

FARM #1788
Farm Land 160 Acres
Crop Land 157.9 Acres

Crop	Base	Yield Direct	Yield CC
Corn	79.6 Ac.	119 Bu.	141 Bu.
Soybeans	78.3 Ac.	33 Bu.	39 Bu.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wo	Wolcott clay loam	51.3	61.2%		IIw	175	5.8	11.6	49	70
CnA	Conover loam, 0 to 1 percent slopes	32.4	38.8%		IIw	160	5.4	10.6	51	71
Weighted Average						169.2	5.6	11.2	49.8	70.4