

## AUCTION TERMS & PROCEDURES

**PROCEDURES:** The property will be offered in 11 individual tracts, any combination of tracts, or as a total 410 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.

**DOWNPAYMENT:** Real Estate 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; 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:** 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 Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before December 21, 2012.

**POSSESSION:** At closing subject to 2012 crop rights. Buyer to receive crop rights for 2013. Timber rights to be conveyed.

**REAL ESTATE TAXES:** Buyer to pay installment due and payable May 2014. Seller pays taxes assessed 2012 payable 2013. 2012 taxes: Farm #1: \$6,020/yr. and Farm #2 \$6,059/yr.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a pe-

rimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages.

**FSA INFORMATION:** Farm #1 - Farm #1502. Total 146 acres cropland plus est. 4 acres additional in 2011 - 2012

**Farm #2 - Farm #1499.** Total 174.7 acres cropland. Total 327.7 acres both farms. All CRP waterways expire Sept. 2012.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**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 to 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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765-855-2045

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OCTOBER 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			

**SCHRADER Corporate Offices**  
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1 Hour to Indianapolis & Cincinnati • 40 Minutes to Dayton Airport

**SOUTHWEST OF CENTERVILLE, IN • WAYNE CO.**  
BETWEEN CAMBRIDGE CITY & CENTERVILLE



**GOOD FARM AREA IN SOUTHEAST INDIANA**

**410<sup>±</sup> acres**

**• Great Combination of Cropland, Farmstead, Nice Woodland**

**410<sup>±</sup> acres**

**OFFERED IN 11 TRACTS**

**• Good Farm Area in Southeast Indiana**  
**• Great Combination of Cropland, Farmstead, Nice Woodland**

**Auction**

**Thursday, October 18 • 6 PM**  
at the John H. Miller Community Center, Connersville, at Roberts Park

SOUTHWEST OF CENTERVILLE, IN WAYNE COUNTY

**410± acres**

Cropland • Farmstead • Nice Woodland  
IN SOUTHEAST INDIANA

**Auction**  
Thurs., October 18 • 6 PM



*Inspection Dates:*  
Sat., September 22, 9-11 AM  
Sat., September 29, 9-11 AM  
Sat., October 6, 9-11 PM  
Meet a Schrader Representative on Tract 6.



**AUCTION SITE:**

John H. Miller Community Center, Connersville, at Roberts Park. Located at the northeast corner of Connersville at Hwy. 1, Park Rd. at Waterloo Rd., 2900 North Park Rd.

**PROPERTY LOCATION:**

**FARM #1 - Tracts 1 thru 4**  
From the west side of Centerville on Hwy. 40 south on McMinn Rd. then right on Willow Grove Rd. west then turns south to Three Witts Rd. then west ½ mi. to property on the left.

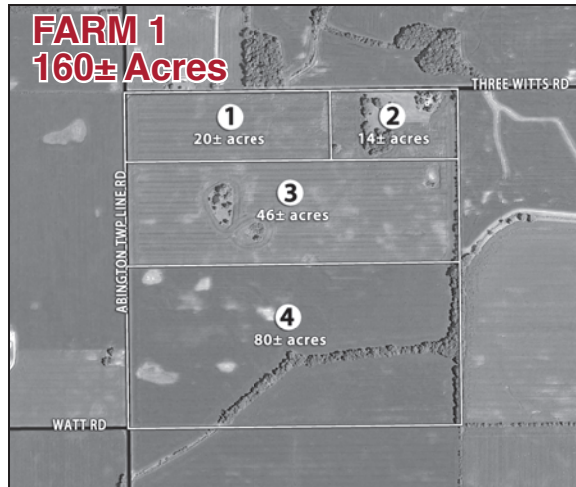
**FARM #2 - Tracts 5 thru 11**  
From Centerville on Hwy. 40 west 3 mi. to Washington Rd. then south to stop. Then east ½ mi., then south on Three Mile Rd. to farm on both sides of the road.

*\*These Two Farms are Separated by 3 Miles*

**OWNERS:**  
Pam McBride, Diane Behrle, Elizabeth Smith, David Rodenberg, and Steven J. Rodenberg

For Information call:  
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877-747-0212  
765-855-2045

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**TRACT DESCRIPTIONS:** All acreages are approximate.

**FARM #1 - 160± ACRES. TRACTS 1-4**  
(Centerville Schools)

**TRACT 1:** 20± acres all cropland at corner of Three Witts Rd. 1,530+ ft. of frontage on Abington Township Line Rd. Level and productive soils and easy to farm.

**TRACT 2:** 14± acres with about 10 acres cropland. Former farmstead site. About 1,000 ft. of frontage. Nice spot for you to build a place in the country.

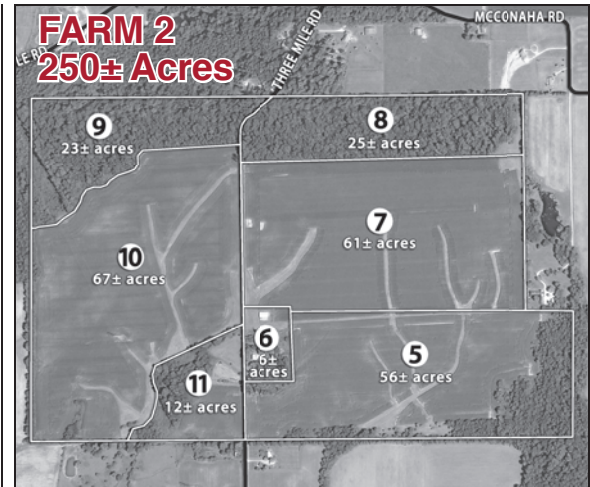
**TRACT 3:** 46± acres with est. 43 acres cropland. ½ mi. rows with ¼ mi. frontage on Abington Township Line Rd.

**TRACT 4:** 80 acres with est. 77 acres cropland. Open ditch provides good drainage outlet. Level in two fields. ½ mi. of frontage on Abington Township Rd.

**FARM #2 - 250± ACRES. TRACTS 5 THRU 11**  
(Western Wayne Schools)

**TRACT 5:** 56± acres with 36.8 acres cropland on 19 acres woodland. Some marketable Ash trees. Improved drainage with waterway.

**TRACT 6:** 6 acres with 2-story older farmhouse, garage and a 30'x70' metal open sided pole barn. Pretty location and quiet place to raise a family.



**TRACT 7:** 61± acres with all cropland except waterways. Improved tile drainage. Square field. Over 1,100 ft. of frontage on Three Mile Rd.

**TRACT 8:** 25± acres all pretty woodland. Timber consultant est. \$17,000+ of marketable timber. This has been a managed woodland and is capable of providing harvest of Ash, Beech & Maple species. Great investment & recreational property with good access of about 700 ft. of frontage. 30 ft. easement on the east side to McConaha Rd.

**TRACT 9:** 23± acres all nice woodland. Timber consultant est. about \$10,000 of marketable timber. This is also a managed woodland capable of periodic harvest. Walnut, Ash, Oak & Hickory species. Stream crosses the west end. This is a great combination of investment timber & recreation. Good access with over 500 ft. of frontage.

**TRACT 10:** 67± acres nearly all cropland except waterways. About 1,400 ft. of frontage. Improved tile drainage. A power line is on the west side.

**TRACT 11:** 12± acres with 5 acres cropland, 7 acres woods & pond. Nice tract to add to Tract 6 or along with Tract 10.

*NOTE: EXISTING DRAINAGE OUTLETS WILL BE RESERVED FOR ALL CROPLAND BY DEED.*

