

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 299.26± 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.

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 successful bidders will be required to enter into Purchase Agreements 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 Warranty Deed(s) and Personal Rep Deed(s).

CLOSING: Closing shall take place 15 days after marketable title.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Seller shall pay the 2012 real estate taxes due in 2013. The Buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: The Buyer shall pay any ditch assessments due after closing, if any.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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.

299.26± acres
Offered in 2 Tracts

Newton Co., Indiana
Land Auction

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			



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Follow Us:

AUCTION MANAGER:

Jim Hayworth • 888-808-8680 or 765-427-1913

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

Newton Co., Indiana
Land Auction
6 Miles North of Kentland, IN

High % of Tillable Land

Excellent Location

Excellent Soil

299.26±
acres

Offered in 2 Tracts

Wednesday
October 31 • 5pm
Central

299.26± acres

Offered in 2 Tracts

Land Auction

Newton Co., Indiana
 Wednesday, October 31 • 5pm Central



Tract 1 Pasture Field

Excellent Location • Excellent Soils • High % of Tillable Land

AUCTION LOCATION: Hazelden Country Club, 3705 E SR 16, Brook, IN
 2 Miles East of Brook, IN on SR 16

PROPERTY LOCATION: From the intersection of US 24 & 41, take US 41 approx. 6 miles North of CR 1000 S. Tract 1 is on US 41 and CR 1000 S. Tract 2: take approx. 4.5 miles North of US 24 to CR 1150 S, then go 1 mile West on CR 1150 S, then turn right on CR 300 W and go ½ mile North to Tract 2.

Tract Information

TRACT 1: A 140 acre parcel of land with 125.37 acres of tillable. This tract has excellent quality soils. This tract has frontage on CR 1000 South and US 41.

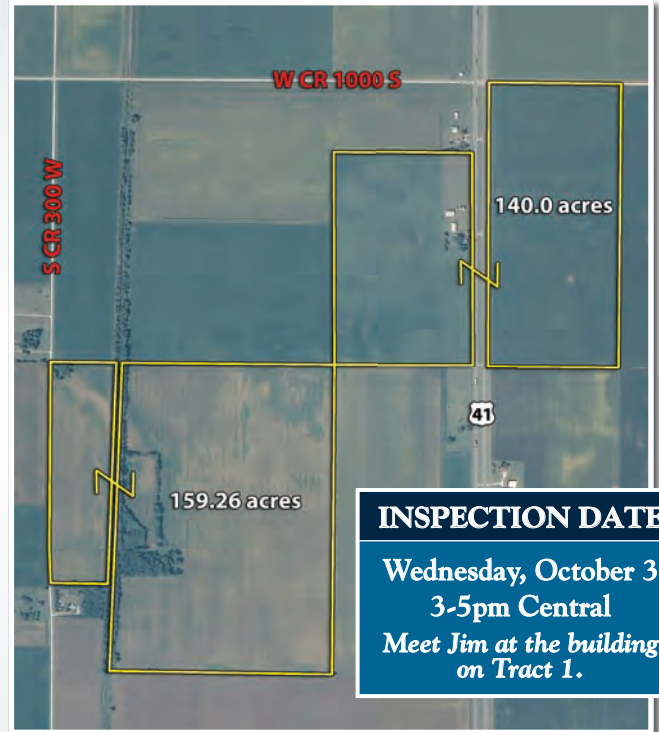
IMPROVEMENTS:

Tool Shed 40'x77' with partial concrete floor • Cattle shed 30'x75' with a 20'x75' lean-to • Grain bins • 10,000 btu drier bin, LP gas • 7,000+ ba grain bin • small bin for storage • The pasture field North of the building could be very easily made tillable. The West 60 acre field has 2 entrances off of US 41

2011-PAY 2012 TAXES: R.E. \$2,281.28/6 mo, Ditch \$303.30/yr

TRACT 2: A 159.26 acre tract of land with 150.39 acres of tillable land. Also, this tract has excellent quality soils. This tract has frontage on CR 300 W. Also, this tract could have more tillable land by clearing out some trees.

2011 PAY 2012 TAXES: R.E. Taxes \$2,157.68/6 mo, Ditch Tax \$309.05/yr



INSPECTION DATE

Wednesday, October 3
 3-5pm Central
 Meet Jim at the building
 on Tract 1.

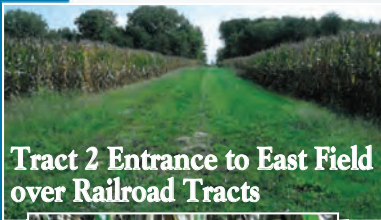
AUCTION MANAGER: Jim Hayworth • 888-808-8680 or 765-427-1913

OWNERS: Helen L. Sell Estate, Co. P.R. David Sell, Co. P.R. Richard Sell and Nancy White, David Sell, Patti Dietrich, Richard Sell, Beth Anderson



Real Estate and Auction Company, Inc.

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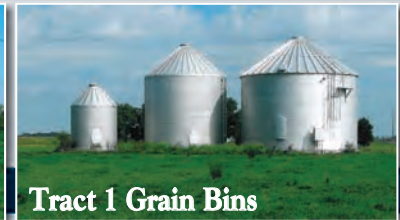
Tract 2 Entrance to East Field over Railroad Tracts



Tract 1



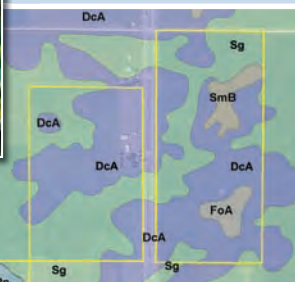
Tract 1 Tool Shed



Tract 1 Grain Bins



Tract 2



TRACT 1 FSA INFORMATION

Farm # 596
 Farmland 135.2 acres
 Cropland 125.4 acres

Crop	Base	Yield Direct & CC
Corn	80.8 Ac.	132 Bu.
Soybeans	43.5 Ac.	40 Bu.

TRACT 2 FSA INFORMATION

Farm #477
 Farmland 163.2 acres
 Cropland 150.4 acres

Crop	Base	Yield Direct & CC
Corn	97 Ac.	132 Bu.
Soybeans	52 Ac.	40 Bu.

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Sg	Selma silt loam	129.9	43.2%		IIw	175	5.8	11.6	49	70
DcA	Darroch silt loam, 0 to 2 percent slopes	94.1	31.4%		IIw	185	5.4	10.9	51	74
ObB	Oakville fine sand, moderately wet, 1 to 3 percent slopes	28.1	9.4%		IVs	95	3.1	6.3	33	43
RA	Ridgeville fine sandy loam, 0 to 2 percent slopes	24	8.0%		IIIs	135	4.5	8.9	37	61
WeA	Watsaka loamy sand, 0 to 1 percent slopes	9.8	3.3%		IIIs	115	3.8	7.6	30	52
SmB	Simonin loamy sand, 1 to 3 percent slopes	5.1	1.7%		IIIe	140	4.6	9.2	46	63
FoA	Foresman silt loam, 0 to 2 percent slopes	4.2	1.4%		I	155	5.1	10.2	51	70
Pp	Paolone silt clay loam, pothole	3.2	1.1%		IIIw	165	5.4	10.9	44	66
NsB	Nesius loamy fine sand, 1 to 4 percent slopes	1.8	0.6%		IVs	105	3.5	6.9	33	47
Weighted Average		157.9					5.2	10.4	46.4	67.2

