

AUCTION TERMS & CONDITIONS: The property will be offered in 7 individual tracts, any combination of tracts and as a total 174.3± 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 be accepted 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 an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Buyer(s) will be responsible for the 2013 real estate taxes due in May 2014 and any ditch tax in May 2013 if any.

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 has been scheduled and will be stated with auction personnel. Further, 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 the Sellers' acceptance or rejection.

ACREAGE: All tract acreages are based off new survey.

SURVEY: If the property sells in tracts, then a new tract survey will be provided and the cost of the new tract survey will be split 50:50. Also, the bid price per acre will be adjusted to reflect the new surveyed acres.

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 & 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 approved by the Seller or the Auction Company. All dimensions, 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 Auctioneer are in final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



SCHRADER
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Follow us on:   



- QUALITY FARM LAND
- POSSIBLE BUILDING SITES
- EXCELLENT LOCATION

3 miles east of Lafayette, IN

174.3 ACRES
IN 7 TRACTS

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			

3 miles east of Lafayette, IN • TIPPECANOE CO.

LAND AUCTION

- QUALITY FARM LAND
- POSSIBLE BUILDING SITES
- EXCELLENT LOCATION



174.3 ACRES
IN 7 TRACTS

THURSDAY, OCTOBER 25 • 6 PM EASTERN
at the Best Western Conference Center



SCHRADER
Real Estate and Auction Company, Inc.



- Quality Farm Land
- Possible Building Sites
- Excellent Location

LAND AUCTION 174.3 ACRES

THURSDAY, OCTOBER 25 • 6 PM EASTERN



AUCTION LOCATION:
Best Western Conference Center at the intersection of I-65 & SR 26.

PROPERTY LOCATION:
From I-65 & SR 38, take SR 38 through Dayton to CR 800E. The property has frontage on SR 38, CR 800E and Harding Road.

TRACT INFORMATION:

TRACT 1: This 12± acre parcel of land with pond, possible building site and frontage on SR 38 and Harding Road.

TRACT 2: A 79± acre tract of land, all tillable except for road frontage. This tract of land has quality soils and frontage on Harding Road.

TRACT 3: This 27± acre tract of land, mostly all wooded except for a 60' access off of Harding Road.

TRACT 4: A 14± acre parcel of land, tillable land and woods and possible building site on the wooded ridge. This tract has approximately 580' of frontage on CR 800E which is adjacent to the Wildcat Creek.

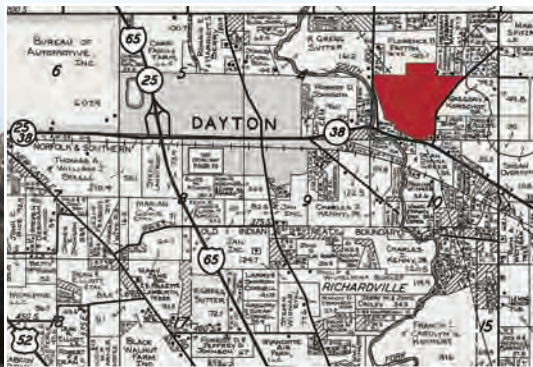
TRACT 5: A 14± acre parcel of land, tillable land and woods and possible building site on the wooded ridge. This tract has approximately 610' of frontage on CR 800E.

TRACT 6: A 14± acre parcel of land, tillable land and woods and possible building site on the wooded ridge. This tract has approximately 600' of frontage on CR 800E.

TRACT 7: This 14± acre tract of land has tillable and wooded land, with possible building site and approximately 550' of frontage on CR 800E and frontage on SR 38.

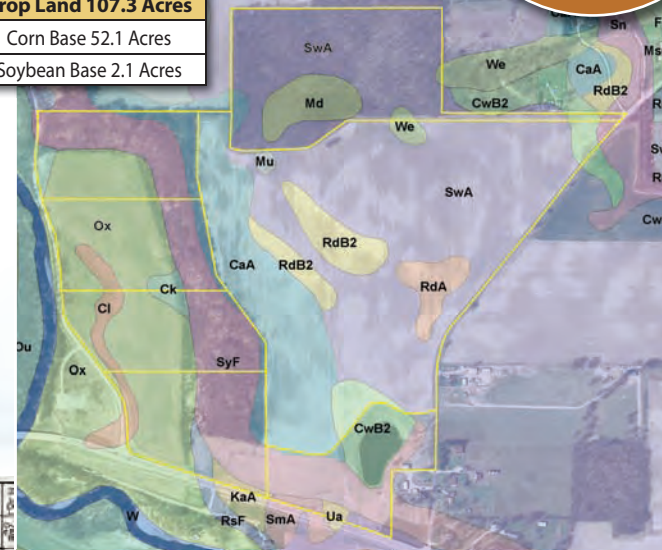
NOTE: The Highway Department strongly suggests that a limited number of driveway access off of CR 800E. They ask adjoining land owners to share common driveways.

OWNERS: Jay R. House, Mary Ann Haan, Janet Kay Sheets, Marcia Lee Golden, Mary Lynn McIntyre, John F. Brand



PLEASE FEEL FREE TO WALK OVER THE PROPERTY AT YOUR LEISURE.

FSA INFORMATION
FARM #409
Farm Land 133 Acres
Crop Land 107.3 Acres
 Corn Base 52.1 Acres
 Soybean Base 2.1 Acres



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
SwA	Starks-Fincastle complex, 0 to 2 percent slopes	47.3	44.1%	III	III	165	5.4	10.9	54	74	
Ox	Ovalation loamy sand, occasionally flooded	21.5	20.0%	III	III	45	1.5	3	12	20	
CaA	Camden silt loam, 0 to 2 percent slopes	21.2	19.7%	I	I	155	5.1	10.2	54	78	
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded	5.9	5.5%	III	III	140	4.6	9.2	49	70	
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded	3	2.8%	III	III	146	4.8	9.6	49	66	
RdA	Richardville silt loam, 0 to 2 percent slopes	2.9	2.7%	I	I	145	4.8	9.6	51	73	
Cl	Ceresco loam, gravelly substratum, occasionally flooded	2.5	2.3%	III	III	105	3.5	6.9	26	47	
We	Washenaw silt loam	0.8	0.7%	III	III	165	5.4	10.9	49	66	
Ck	Ceresco sandy loam, gravelly substratum, rarely flooded	0.7	0.6%	III	III	120	4	7.9	26	54	
Mu	Millford silty clay loam, pothole	0.4	0.4%	III	III	160	5.3	10.6	44	64	
Ou	Ovalation sandy loam, frequently flooded	0.4	0.4%	III	III	40				11	
Sn	Sloan clay loam, occasionally flooded	0.4	0.3%	III	III	155	5.1	10.2	42	62	
SyF	Strawn-Rodman complex, 18 to 50 percent slopes	0.3	0.3%	VIII	VIII						
						Weighted Average	133.6	4.4	8.8	43.7	62

Sale Manager: Jim Hayworth,
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