

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 356.013 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 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, which will take place on or before December 15, 2012. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2014 and thereafter. Buyer shall be responsible for the 2013 Ditch tax.

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 staffed 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 virtue of the offering of the property for sale.

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

SURVEY: The interior corners of the tracts have been marked. A new survey will only be conducted if needed by the Title Company for an insurable title policy. If surveyed, Seller and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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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LAND AUCTION

7 Miles East of Winimac, IN • Pulaski Co.

356.013 Acres

Offered in 3 Tracts

NOVEMBER 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
4	5	6	7	15	16	17
11	12	13	14	22	23	24
18	19	20	21	28	29	30
25	26	27				



800.451.2709
SchraderAuction.com

LAND AUCTION

7± Miles East of Winimac, IN • Pulaski Co.

356.013 Acres

Offered in 3 Tracts

- Quality Farm Land
- Productive Soils
- Great Location with SR 14 Frontage



Thursday, November 15 • 6pm EST



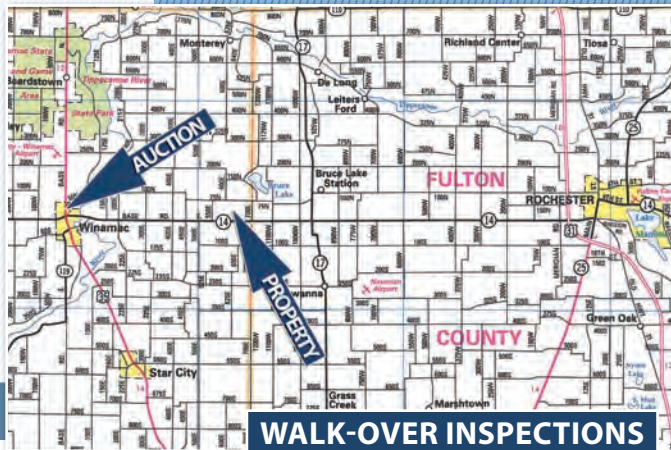
356.013 ACRES AUCTION

Offered in 3 Tracts

7 Miles East of Winamac, IN
Pulaski County

- Quality Farm Land
- Productive Soils
- Great Location with SR 14 Frontage

Thursday, November 15 • 6pm EST



**WALK-OVER INSPECTIONS
WELCOME ANY TIME**
Or for a private showing call
Jim at 888-808-8680.

AUCTION LOCATION: From Winamac, IN, at the intersection of SR 14 and US 35, go north on US 35 to Alliance Bank & K of C sign, then turn right or go east approximately ¼ mile to the K of C Building.

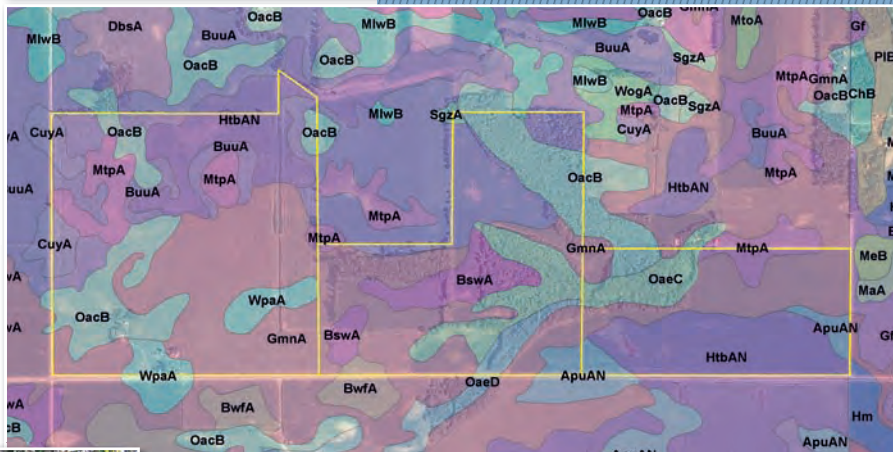
PROPERTY LOCATION: From Winamac, IN, at the intersection of US 35 & SR 14, take SR 14 for 7± miles to CR 550 E. The property is on the north side of SR 14 and has frontage on SR 14 from CR 550 E to CR 700 E.

TRACT INFORMATION:

TRACT 1: This 156.013 acre parcel of land is mostly all tillable land. This tract has frontage on SR 14 & CR 550 E.

TRACT 2: A 120 acre tract of land with tillable land and some wooded area. Also, this tract has frontage on SR 14.

TRACT 3: This 80 acre parcel of land with a large percentage of tillable land and has some woods. This tract of land has frontage on SR 14 and CR 700 E.



REAL ESTATE TAXES: 2011-2012

Tract 1: Real Estate \$1952.45/6 mo.* • Ditch \$188.40/yr.

* This had a house and has been sold off.

Tract 2: Real Estate \$647.74/6 mo. • Ditch \$17.55/yr.

Tract 3: Real Estate \$375.07/6 mo. • Ditch \$7.59/yr.

**FSA INFORMATION -
FARM #6191**

Tract #12534

Base	Acres
Corn	247.8
Soybean	36.2



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter Wheat	
GmnA	Goodell-Gilford fine sandy loams, 0 to 1 percent slopes	128.1	35.3%	III	Illw		150	5	9.9	33	60	
HIBAN	Houghton muck, drained, 0 to 1 percent slopes	52.8	14.5%	III	Illw		151	4.9	9.9	41	60	
BuuA	Brookston loam, 0 to 1 percent slopes	46.9	12.9%	III	Illw		173	5.7	11.4	49	70	
OacB	Oakville-Denham fine sands, 1 to 5 percent slopes	43.1	11.9%	IVs	IVs		84	2.9	5.8	30	38	
OacC	Oakville fine sand, 5 to 12 percent slopes	26	7.2%	VIs	VIs		73	2.4	4.8	26	33	
MtpA	Moon-Settridge complex, 0 to 1 percent slopes	18.6	5.1%	III	Illw		131	4.4	8.6	44	60	
BswA	Brems-Morocco loamy fine sands, 0 to 1 percent slopes	16.9	4.7%	IVs	IVs		98	3.3	6.5	31	44	
WpaA	Winamac-Bronson fine sandy loams, 0 to 1 percent slopes	8.9	2.7%	III	Ills	Ills	127	4.2	8.4	43	57	
ApuAN	Antung muck, drained, 0 to 1 percent slopes	7.6	2.1%	III	Illw		145	5.7	10.5	37	59	
CuyA	Crosier fine sandy loam, 0 to 1 percent slopes	6.1	1.7%	III	Illw		151	5	10	49	68	
OaeD	Oakville fine sand, 12 to 18 percent slopes	4.7	1.3%	VIs	VIs		59	1.9	3.9	21	27	
BwFA	Budd-Brady fine sandy loams, 0 to 1 percent slopes	1.4	0.4%	III	Illw		128	4.1	8.4	36	57	
SgzA	Settridge loamy fine sand, 0 to 1 percent slopes	0.4	0.1%	III	Illw		136	4.6	9.1	42	61	
MlWB	Metea-Moon loamy sands, 1 to 5 percent slopes	0.2	0.0%	III	Ills		122	4	8	43	58	
Ad	Adrian muck, drained	0.1	0.0%	III	Illw		146	5.8	10.7	40	59	
Gf	Gilford fine sandy loam	0.1	0.0%	III	Illw		149	5.9	10.7	34	60	
							Weighted Average	134.1	4.5	8.9	36.3	55.5

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. www.schraderauction.com

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AUCTION MANAGER: Jim Hayworth,
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**A GOOD FARM WITH QUALITY SOILS
IN A GOOD FARMING COMMUNITY.**