

Terms & Procedures

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 274.6+/- 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 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: The Seller agrees to furnish Bidders a preliminary title opinion to review and a Title Insurance Policy in the amount of the purchase price. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS-IS".

DEED: Seller shall provide a Trustee's Deed at closing.

CLOSING: The balance of the real estate purchase price is due at closing. Closing will take place on or before Thursday December 20th or within 15 days of presentation of title policy whichever is sooner.

POSSESSION: Possession will be delivered at closing on Tracts 1 & 3 with regards to tenant's rights of removing the 2012 crop. Possession of the grain bins on Tract 1 will be reserved till June 1st, 2013. Possession of Tract 2 (House) will be delivered at closing. Buyer to receive 2013 crop rights.

REAL ESTATE TAXES: Buyer to assume the tax payment due and payable in May 2014. Seller will pay taxes due and payable in 2013 by giving a credit to the Buyer at closing.

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. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages. No Adjustments will be made on Tract 2 with the House.

FSA INFORMATION: Contact Auction Company for farm number and farm base.

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.

SCHRADER
Real Estate and Auction Company, Inc.

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NOVEMBER 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	

CB-568

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REAL ESTATE AUCTION

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Osgood, IN • Ripley Co. • Jackson Twp.

Southeast Indiana **LAND AUCTION**

12 Miles South of Greensburg, IN

WED., NOVEMBER 14 • 6 PM



274± acres
in 3 tracts

- 199± Acres of Tillable Cropland
- Nice Woodland
- Predominantly Cobbsfork and Rossmoyne Soils
- 3,930± SF Ranch Style Home
- Great Recreational Land with Pond & Woods
- 26,000 Bu. Grain Storage & Morton Building

SCHRADER
Real Estate and Auction Company, Inc.

Southeast Indiana LAND AUCTION

WED., NOVEMBER 14 • 6 PM

274± acres in 3 tracts

PROPERTY LOCATION: 7372 Millhousen Rd., OSGOOD, IN 47037. From Greensburg travel south on IN SR 421, 12 miles to Napoleon. At the north edge of town turn right (west) onto Wilson St. (this becomes Millhousen Rd.) travel 4 miles to the Tracts 1-2. From Tract 1-2 continue northwest on Millhousen Rd 1 mile to Tract 3.

AUCTION LOCATION: Knights St. John Hall, 312 S. Wilder St., Greensburg, IN. Southeast edge of Greensburg on 421 turn north on Wilder St. auction site is on the right.

TRACT DESCRIPTIONS: All acreages are approximate.

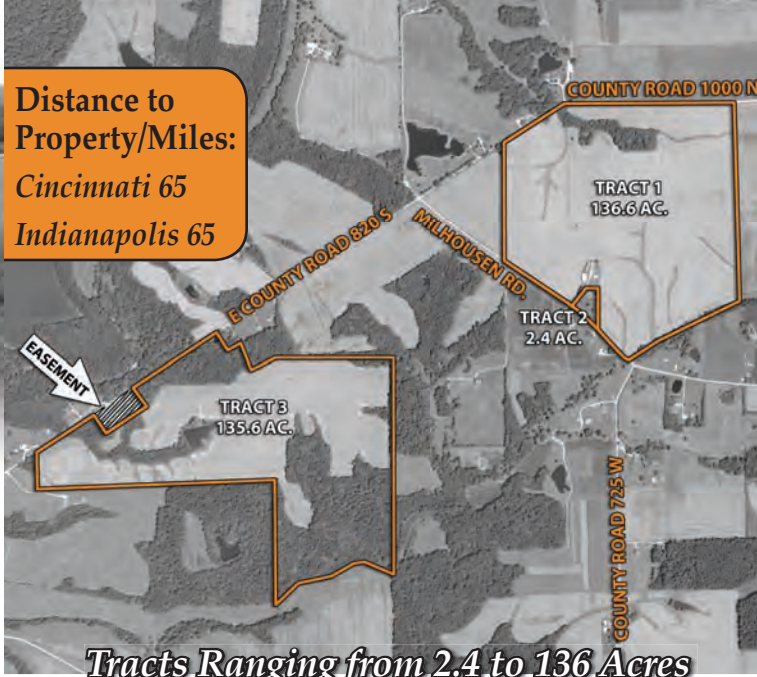
TRACT 1: 136.64 Acres with 121.57 FSA tillable acres consisting of mainly Cobbsfork, Rossmoyne, and Avonburg soils. There are 6 acres of woods on the northwest corner of the farm. There is an abundance of frontage with 1350'± on Millhousen Rd., 1850'± on CR 1000 N and 800'± on E. CR. 820 South. Improvements include a 54'x 90' Morton Machinery Building and 29'x40' insulated shop building with an overhead door. There are (3) grain bins consisting of 26,000 bushel of storage (12K, 10K, and 4K bushel bins). The bins have been freshly painted, have newer Hutchinson unload augers, and all have drying floors. Municipal water at the road. Buyer to construct new lane.

TRACT 2: 2.4± Acres with an Outstanding Bedford Stone Ranch Home with Newly Updated Kitchen. 3,930 sf of living space including 2280 sf of main level living and an additional 1650 sf of finished basement. The main level has 3 Bedrooms and 1½ baths. The home has many nice features including 2 limestone fireplaces and a redwood den. Kitchen appliances and the washer and dryer are included. There are cedar-lined closets throughout. The finished basement has its own entrance and features one of the fireplace inserts, a kitchenette, full bath with walk-in tiled shower, two large living areas and a mechanical room. The property is serviced by municipal water (Napoleon Water Corp.) and in addition has its own well. The house has geo-thermal and electric heat/ac and is serviced by Decatur Co. REMC. 2.5 car attached garage. This is a MUST SEE! JAC-CEN-DEL School System.

TRACT 3: 135.68 acres. This is a beautiful tract of land that includes a nice mix of mature hardwoods, income producing tillable land and a 1-Acre stocked pond for family recreation. The FSA shows 77.65± tillable acres and approx. 48± Acres of mature woods. See all the possibilities this tract has to offer. For the Hunter, Investor, or Farmer. Access via easement and established lane. Old barn is on farm being sold. Approx. 1550' ft. of owned frontage on E. CR 820 South (Millhousen Rd.) Features a beautiful pond and primitive shelter house nestled in the middle of this tract. The campsite has a fire ring and the building is wired for a generator. Contact Agent for Timber Evaluation Report.

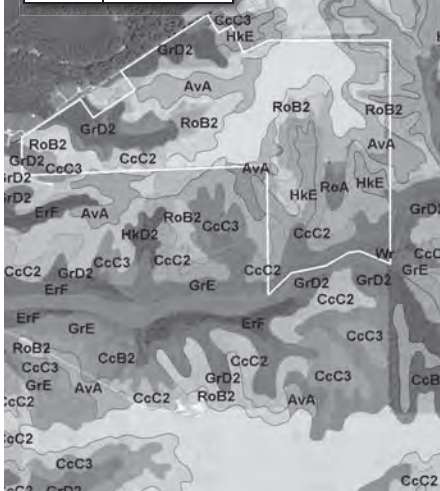
*** NOTE: A new gas pipeline will be crossing part of Tract 1 and Tract 3. Talk to Auction Agent for easement / construction details ***

Distance to Property/Miles:
Cincinnati 65
Indianapolis 65

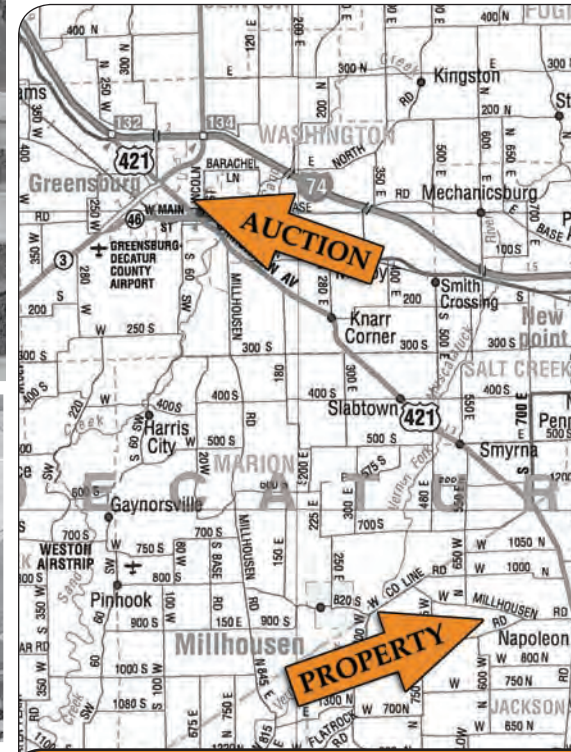


Tracts Ranging from 2.4 to 136 Acres

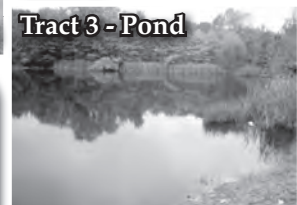
SOILS		CcC2	Cincinnati
Symbol	Name	HkE	Hickory
Cm	Cobbsfork	Wr	Wirt
RoB2	Rossmoyne	GrE	Grayford
AvA	Avonburg	HkD2	Hickory
CcC3	Cincinnati	RoA	Rossmoyne
GrD2	Grayford	Hn	Holton
AVB2	Avonburg		



The **REISMAN FARM** is situated on the **RIPLEY / DECATUR** County-line. Whether you're a crop farmer, investor, nature enthusiast or home buyer, this property warrants your attention. The land and home are in Impressive Condition! Investigate the Possibilities!



INSPECTION DATES
Sun., Oct. 28 from 1-3 PM • Tues., Oct. 30 from 3-5 PM • Thurs., Nov. 8 from 3-5 PM
(Meet an Agent on Tract 2)



OWNER: Harold J. Reisman Irrevocable Trust, Michael Reisman, Trustee
SALES MANAGERS: Andy Walther, 765-969-0401 & Steve Slonaker, 877-747-0212 or 765-855-2045