

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 300 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; cashiers 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 Trustee 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 March 15, 2013.

POSSESSION: At closing. Buyer to receive 2013 crop rights.

REAL ESTATE TAXES: Seller to pay taxes for 2012 payable 2013. Buyer to pay taxes 2014 and thereafter. Taxes estimated at \$22/acre per cropland acre. Total 2012 taxes Fayette County \$7,430.48, Wayne County \$1,062.38.

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 perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #2447, Tract #641. Total 151.9 acres cropland. Corn base of 95.4 acres with yield of 98 Bu., Wheat base of 9.6 acres with yield of 37 Bu. and Oats base of 7.9 acres with yield of 57 Bu. Tract #2231. Total 58 acres cropland. Corn base of 35 acres with yield of 98 Bu., Wheat base of 3.6 acres with yield of 37 Bu. and Oats base of 2.9 with yield of 57 Bu.

EASEMENTS: Sale of the property is subject to any and all easements of record. Zoned A2 agriculture except part of Tracts 1 & 5 zoning includes Enclosed Industrial.

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.



Southeast Indiana
AUCTION

300[±]
Acres

P.O. Box 202, Centerville, IN 47330
Auction Managers: Steve Slonaker
Toll Free: 877-747-0212 • 765-855-2045
& Andy Walther 765-969-0401

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JANUARY 2013						
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
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

877-747-0212
SchraderAuction.com

Southeast Indiana - Just North of Connersville
LAND AUCTION
Fayette & Wayne Counties, IN

300[±]
Acres

Offered in 7 Tracts

- Great Location
- Near Connersville Airport
- City Water/Sewer
- 209 Total Cropland Acres
- 65 Acres Wooded
- 3/4 Mile Frontage on SR 1
- Near Commercial & Industrial Development

Farmers, Investors & Woodland Buyers - Here's Your Chance!
Conveniently Between Cincinnati & Indianapolis

Thursday, January 17 • 6pm

At the John H. Miller Community Center at Roberts Park - Connersville, IN



LAND AUCTION

300[±] Acres
Offered in 7 Tracts

Southeast Indiana
Just North of Connersville

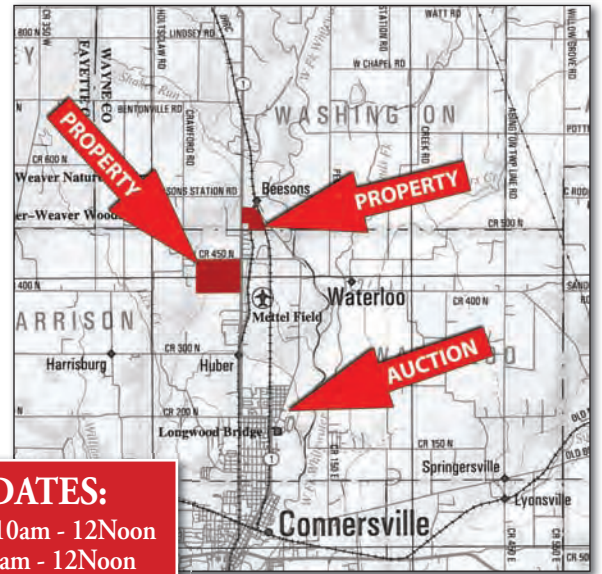
Thursday, January 17 • 6pm



AUCTION SITE: John H. Miller Community Center at Roberts Park. Located at the northeast corner of Connersville at Hwy. 1, Park Road at Waterloo Road, 2900 North Park Road.
PROPERTY LOCATION: ¼ mile north of former Visteon, at 4197 North State Hwy. 1 or north edge of Connersville, IN on Hwy. 1. From I-70 Cambridge City Exit and travel about 10 mi. south. Tract 1 is at the corner of Hwy. 1 & Fayette Co. Rd. 450N. Tracts 6 & 7 are at the corner of Neuman Lake Rd. and Hwy. 1 in Wayne County.

TRACT DESCRIPTIONS: All acreages are approximate.

- TRACT 1:** 31 acres all cropland with approx. 1,589 ft. of frontage on Hwy. 1 & approx. 930± ft of frontage on Co. Rd. 450N. City water and sewer, and gas. 6± acres Annexed into Connersville and about 20 acres zoned Enclosed Industrial with residential permitted. Level Ockley soils. Great investment property with agricultural income.
- TRACT 2:** 62 acres with est. 60 acres cropland and 2 acres woods. Easy to make all one field. 953± ft. of frontage on CR. Rd. 450N. Buy separately or with Tract 1 for nice field and frontage on both roads.
- TRACT 3:** 65 acres of pasture and pretty woods. Some good fence. Year round stream. Timber potential with some nice Ash, Poplar, Walnut and Maple. 2,065± ft. of frontage on Co. Rd. 450N. Great place for your pond and your place in the country. Deer and turkey for whole family recreation. Nice view of the whole valley here.
- TRACT 4:** 27 acres with full farmstead. 2 story 2,200± sq. ft. farmhouse, 2 car garage. Former dairy barn with double 5 parlor Westfalia equipment included. No bulk tank. 20' x 60' concrete stave silo with Badger unloader. Feed barn with Badger/Northland 4100 mixer. Separate 45 stall free stall barn and 9,000± Bu. bin. Concrete feed area and many gates. 500± ft. of frontage on Hwy 1. 10 acres cropland and about 12 acres pasture. Great place for any livestock and your family farm off the road. Nice view. Several good fences and includes lane to Tract 3.
- TRACT 5:** 55 acres with almost 50 acres cropland and estimated 510 ft. of frontage on Hwy. 1. Buy with Tract 3 or Tract 4 too. Frontage zoned Enclosed Industrial.
- TRACT 6:** 28.9 acres Wayne County. All cropland with 1,191± ft. of frontage on Hwy 1 and 698± ft. on Neuman Lake Rd. Great investment tract.
- TRACT 7:** 30 acres Wayne County. All cropland. 842 ft. of frontage on Neuman Lake Rd. Buy with Tract 6 or separately. This is a good place to put your money.



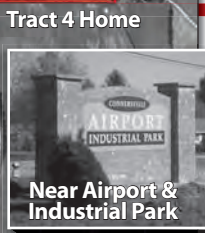
INSPECTION DATES:
 Saturday, December 29th @ 10am - 12Noon
 Saturday, January 5th @ 10am - 12Noon
 Tuesday, January 8th @ 10am - 12Noon
 Day of Sale @ 3pm - 4pm
 Meet Agent on Tract 4.

OWNER: Mary J. Leming Trust, Union Savings & Loan Assoc., Ben Harvey & Dick Hankins Trustees
For Information Call: Sales Managers: Steve Slonaker 877-747-0212 or 765-855-2045 & Andy Walther, 765-969-0401

SCHRADER Real Estate and Auction Company, Inc.
www.schraderauction.com



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Tracts 1&2 Tillable Land