

Auction Terms & Procedures

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 152 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: 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; 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Executor's 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 April 19, 2013.

POSSESSION: At closing. Buyer may receive possession of cropland prior to closing with additional 10% down payment.

REAL ESTATE TAXES: Seller to pay all 2012 taxes payable 2013 to be credited to Buyer(s) at closing with 2012 amounts. Buyer(s) to pay taxes payable May 2014. 2012 taxes total \$6,715/yr. 2012 cropland was taxed at \$27.75/acre.

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 #7316, Tract #30454. Total 146.9 acres cropland. Corn base of 73.7 acres with yield of 131 Bu., and Soybean base of 73.2 acres with yield of 42 Bu.

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.



920 N. Liberty Dr., Columbia City, IN 46725

**152[±]
ACRES**

Offered in 4 Tracts

AUCTION

Investment Quality Cropland • Farmstead with Good Bins

MARCH 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						



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East Central Indiana, I-70 at Straughn in Henry County

AUCTION

Investment Quality Cropland • Farmstead with Good Bins

**152[±]
ACRES**

Offered in 4 Tracts



45 Minutes to Downtown Indianapolis
High Quality 146 Acres Cropland
Large Field for Easy Operation
1/2 Mile Frontage
Located in Top Farm Area Just Off I-70



Wednesday, March 6 • 6pm at the Goley Community Center, Cambridge City, IN

**152⁺
ACRES**
Offered in 4 Tracts

AUCTION

East Central, IN
I-70 at Straughn
in Henry County

Investment Quality Cropland • Farmstead with Good Bins

Wednesday, March 6 • 6pm

45 Minutes to Downtown Indianapolis • High Quality 146 Acres Cropland
Large Field for Easy Operation • ½ Mile Frontage • Located in Top Farm Area Just Off I-70

Auction Site: Goley Community Center, 1007 E. Main St. (US 40), Cambridge City, IN.
Located at the corner of IN. SR 1 and US 40.

Property Location: 7977 South CR 425E, Straughn. One mi. west of Straughn on CR 425 E. From I-70 at New Lisbon Exit turn south to Hwy. 40 then west 3 miles to CR 425E then north ½ mi. to property on the west side of the road. South Henry Schools.

Tract Descriptions: All acreages are approximate.

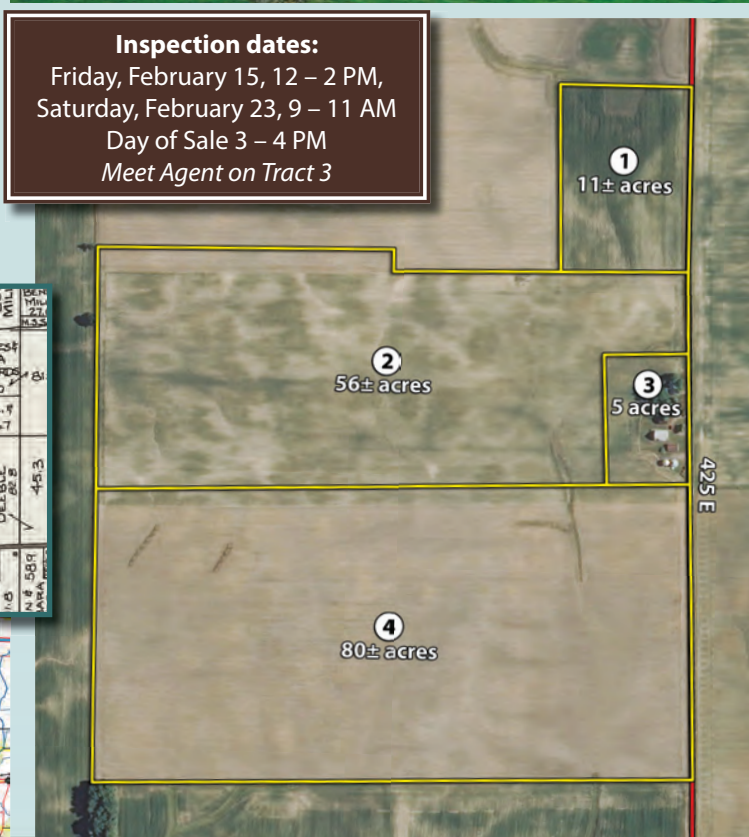
Tract 1: 11± acres All cropland. Excellent soils and square field. Buy separately or with Tract 2. Frontage on Co. Rd. 425E.

Tract 2: 56± acres all cropland. ½ mile long in one field. Good investment tract. Top Crosby soils.

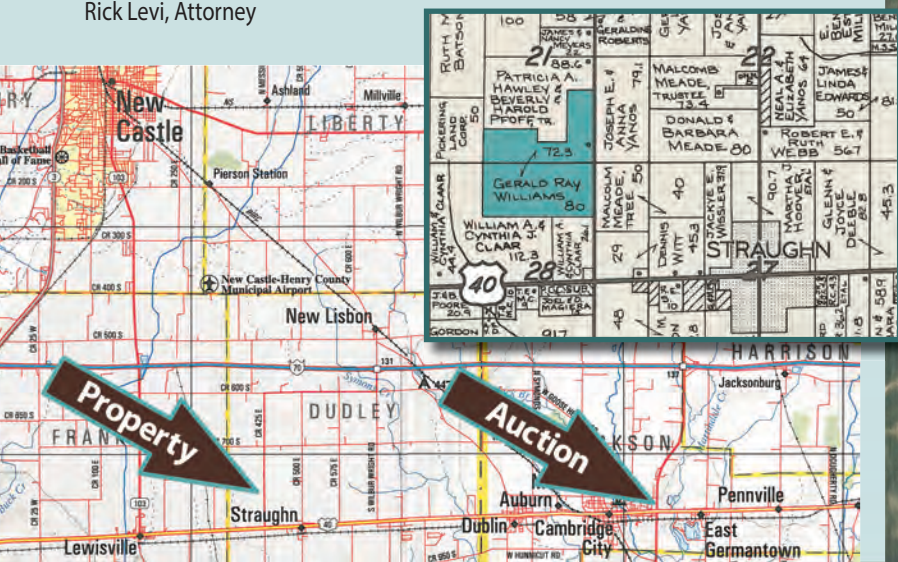
Tract 3: 5 acres with 1,380 sq. ft. brick ranch home built in 1960. 3 barns, 17,000 Bu. bin with dryer/stirator and 8,000 Bu. bin. Could be your place in the country.

Tract 4: 80± acres all cropland. Excellent Cyclone and Crosby soils. Good drainage and ready to go. All in one field. Investment quality tract with ¼ mi. frontage and ½ mi. length.

OWNERS: Cole Williams and Sharon Williams, Co-Executor Gerald Williams Estate & Rick Levi, Attorney



Inspection dates:
Friday, February 15, 12 – 2 PM,
Saturday, February 23, 9 – 11 AM
Day of Sale 3 – 4 PM
Meet Agent on Tract 3



Auction Managers: Steve Slonaker 877-747-0212 or 765-855-2045 and Andy Walther: 765-969-0401

