

Terms & Conditions:

PROCEDURE: The property will be offered as a total 100± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of a 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Trustee Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place 15 days after presentation of marketable title or approximately April 30, 2013. Closing cost for an administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession is at closing or immediate possession with an additional 10% down payment.

REAL ESTATE TAXES: Buyer shall assume the 2013 real estate taxes due in 2014. Buyer shall assume any conservancy and ditch assessments due in 2013 and thereafter.

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

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, if any.

SURVEY: The property will be conveyed using existing legal descriptions. The buyer will not be entitled to a new survey unless needed to convey good title. If survey is ordered, costs will be split 50:50.

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. An inspection date 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 and invitee of the property by virtue of the offering of the property for sale.

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 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.**



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

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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AUCTION MANAGERS:

Jim Hayworth 888-808-8680 or 765-427-1913

Matt Wiseman 866-419-7223 or 219-689-4373

e-mail: auctions@schraderauction.com

800-451-2709
schraderauction.com

100± Productive Tillable Farmland Jasper County, IN LAND AUCTION



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LAND AUCTION

Jasper County, IN



Immediate Possession Available

100± acres

Productive Tillable Farmland

- 6 1/2 miles east of Rensselaer, IN
- 8 miles southwest of Francesville, IN

Thursday, March 28 • 5PM Central
Held at the Knights of Columbus
Rensselaer, IN



LAND AUCTION

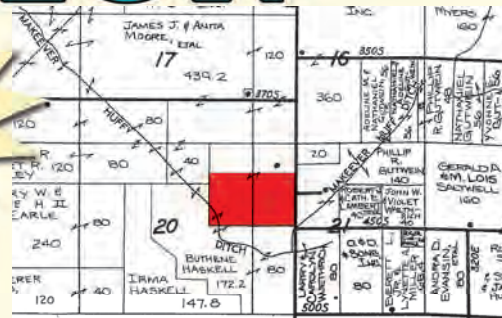
100[±] acres

Jasper County, IN

Productive
Tillable
Farmland

Immediate
Possession
Available

Thursday, March 28 • 5PM Central



AUCTION SITE: Knights of Columbus, 325 E. Vine St. Rensselaer, IN. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go .4 miles to E. Vine St. (E. Vine St. is the first street south of railroad tracks). Turn east (right) on E. Vine St. and go 1 block to auction site.

PROPERTY LOCATION: From Rensselaer go east on State Road 114 approximately 6¾ miles to CR 230 E., turn north (left), go 1 mile to property on left side of road. **OR From Francesville** go south on US 421 for 3½ miles to State Road 114. Go west on State Road 114 approximately 5¾ miles to CR 230 E., turn north (right), go 1 mile to property on left side of road.

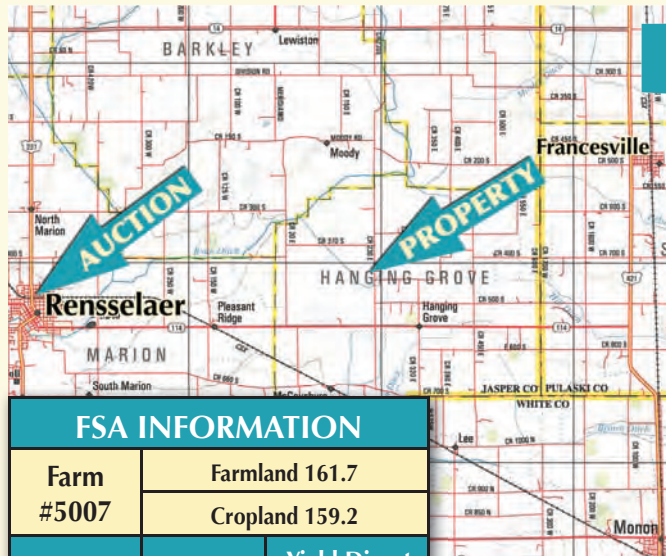
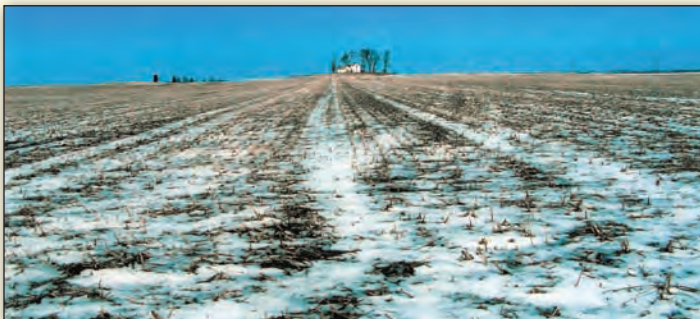
PROPERTY INFORMATION: An excellent opportunity to purchase a 100 acre tract of land in Jasper County, Indiana which offers quality soils and is nearly all tillable. This property fronts on CR 230 E. which allows easy access to State Road 114. A ditch crossing is needed for accessing the approximate 3 acre field in the southwest corner of farm. Any ditch crossing will be the responsibility of the buyer.

REAL ESTATE TAXES: 2011 pay 2012 \$1,542.60*
Conservancy Assessment \$151.36*

*Includes tax on 60± acres not included in sale
Per Jasper County Drainage Board Secretary there will be a 2013 ditch assesment for the Ryan Lower End in the amount of \$0.27725 per acre.

Owner: Virgil Elijah Trust

Auction Mgrs: Jim Hayworth 888-808-8680 office – 765-427-1913 cell
Matt Wiseman 866-419-7223 office – 219-689-4373 cell

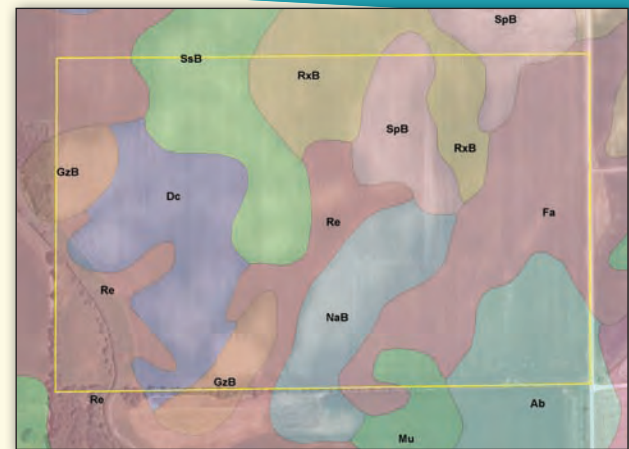


FSA INFORMATION		
Farm #5007	Farmland 161.7	
	Cropland 159.2	
Crop	Base	Yield Direct & C/C
Wheat	23.3 Ac.	45 bu.
Corn	76.6 Ac.	107 bu.
Soybeans	23.6 Ac.	41 bu.

NOTE: This FSA information includes other land not included in sale.



Inspection Date: Tuesday, March 19, 2013
3-5 PM Central



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Fa	Faxon loam	17.8	17.8%	■	IIw	145	4.8	9.6	39	58
Re	Rensselaer loam	17.4	17.4%	■	IIw	172	5.8	11.4	48	69
Dc	Darroch loam	15	15.0%	■	IIw	165	5.4	10.9	51	74
SsB	Sparta loamy sand, loamy substratum, 1 to 3 percent slopes	10.5	10.5%	■	IIIs	90	3	5.9	28	41
RxB	Rockton fine sandy loam, 1 to 3 percent slopes	9	9.0%	■	IIIs	120	4	7.9	38	60
NaB	Nesius fine sand, 1 to 3 percent slopes	8.8	8.8%	■	IVs	105	3.5	6.9	33	47
SpB	Sparta sand, 2 to 6 percent slopes	7.9	7.9%	■	IVs	90	3	5.9	28	41
Ab	Ackerman muck, drained	7.4	7.4%	■	IVw	144	4.8	9.6	35	58
GzB	Grovecity fine sandy loam, 1 to 3 percent slopes	5	5.0%	■	IIe	135	4.5	8.9	37	61
Mu	Morocco loamy sand	1.2	1.2%	■	IIIs	100	3.3	6.6	28	45
Weighted Average						135.7	4.6	9	39.3	58.4

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