

# LAND AUCTION

## 1,600± Acres

Near Terre Haute, Indiana  
Clay & Vigo Counties

# LAND AUCTION

## 1,600± Acres

Near Terre Haute, Indiana • Clay & Vigo Counties

34 Tracts Ranging from 1.7 to 109 Acres

935± Acres Tillable Farmland  
Productive Soils  
Excellent Wildlife Habitat & Hunting  
525± Acres Woodland  
Lakes with Great Fishing

Monday, June 10th • 5:30EST

SchraderAuction.com  
800.451.2709

**AUCTION TERMS & CONDITIONS:** The property will be offered in 34 individual tracts. Any combination of tracts and as a total 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 complete.

**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 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 a Special Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days after auction day, or as soon thereafter as applicable closing documents are completed. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be given at closing subject to the farm leases for the 2013 crop year and existing oil and gas leases (Tracts 1-34) and coal leases (Tracts 1-5 & 8-24). Some leases include restrictions relative to building and property improvements. Farm rental income for 2013 shall be prorated to the date of closing.

**MINERALS:** Sale of the property shall include all mineral rights owned by the current owner.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due and payable in November 2014 and thereafter.

**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. Investigation dates have been scheduled and will be stated 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.

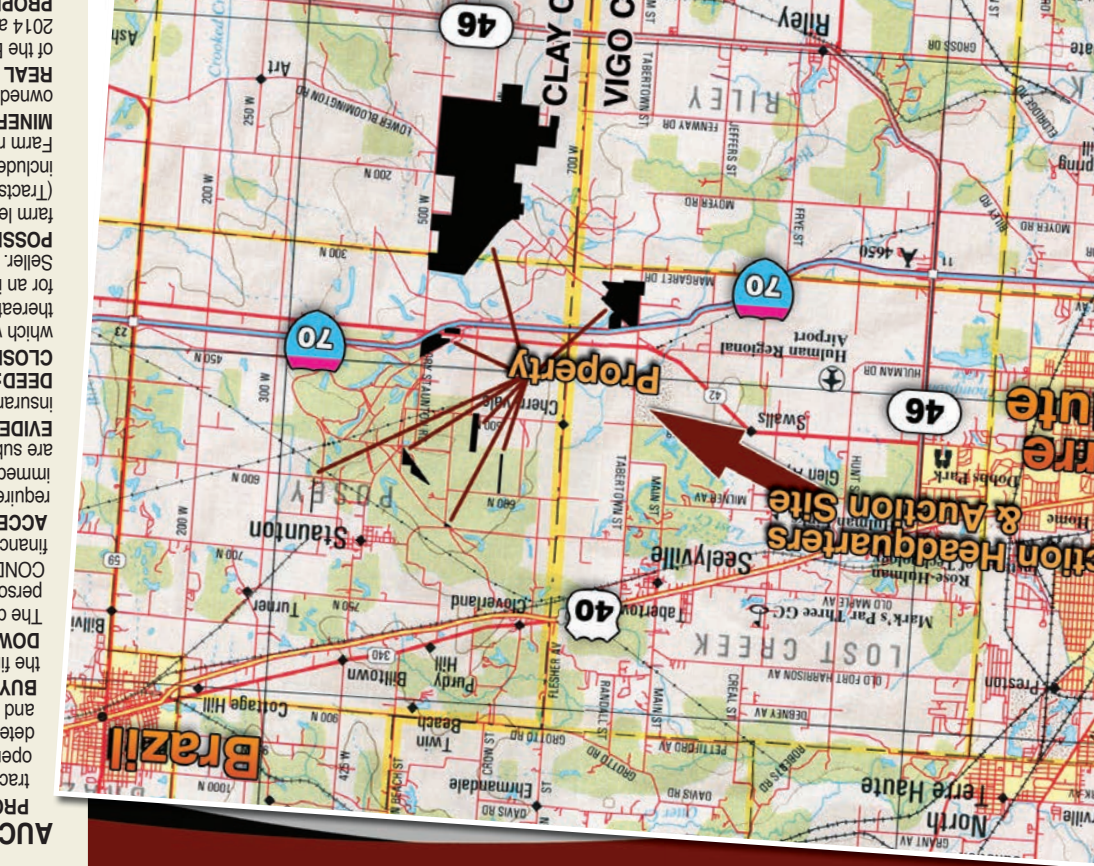
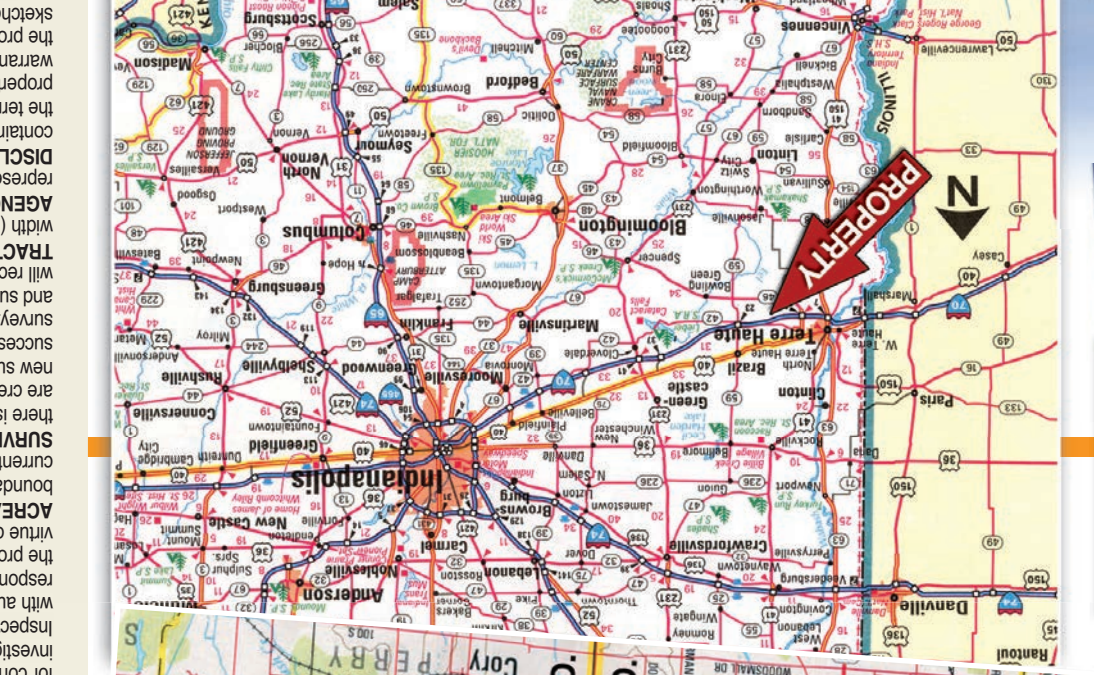
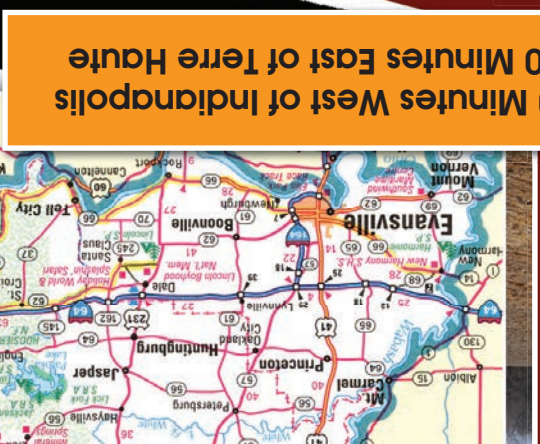
**SURVEY:** The Seller shall order and provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey shall be determined solely by the Seller. Seller and new survey shall be determined solely by the Seller. 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 the insurance. Combination purchases will receive a perimeter survey only.

**TRACT 34 EXEMPTION:** Seller reserves an easement 200 feet in width (100 feet on each side) of the existing rail line on tract 34. 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 accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and the auctioneer's 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.**

**STOCK PHOTOGRAPHY:** Some photos may be for illustrative purposes and were not taken on the property. OWNER: RLF Chinnok Properties, LLC



**INSPECTION HEADQUARTERS:**  
Wabash Valley Family Sports Center,  
599 South Tabortown Road, Terre Haute, IN.  
Thursday, May 16th • 4:00PM-6:00PM  
Tuesday, May 28th • 4:00PM-6:00PM  
Monday, June 10th • 12:30PM-2:30PM  
Meet a Schrader Representative with any questions and for additional information.



**FROM INDIANAPOLIS:** Take I-70 west to Exit 23 (St. Hwy 59) and go south .3 miles to St. Hwy 42. At St. Hwy 42 go west (right) 7 miles to Tabortown Road. At Tabortown Road go north (right) .6 miles to the facility.

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50 Minutes East of Terre Haute

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#AC63001504  
R. D. Schrader Broker #PB21300150  
IN Auctioneer #AU0200182

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JUNE 2013

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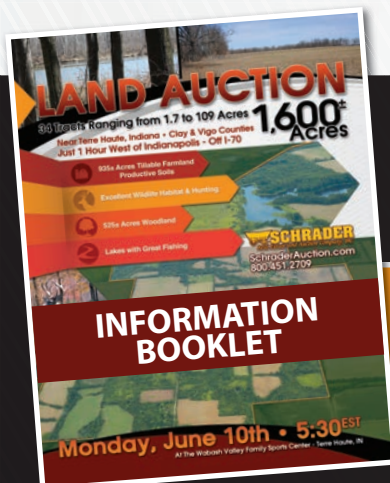
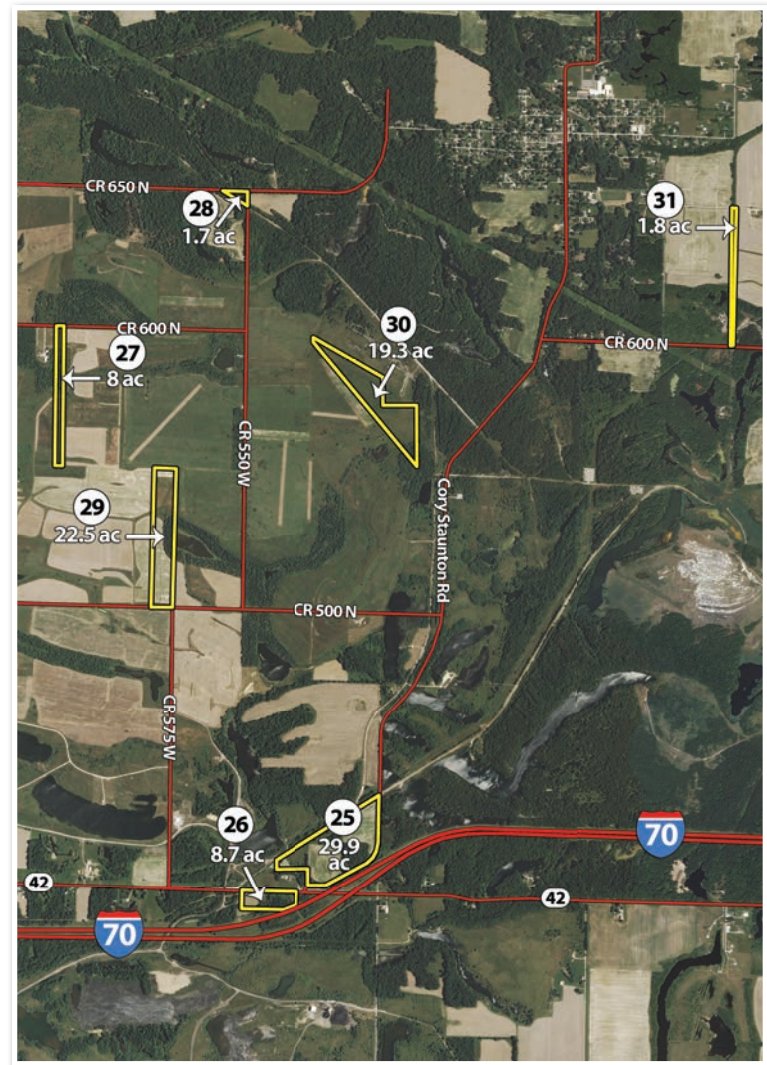
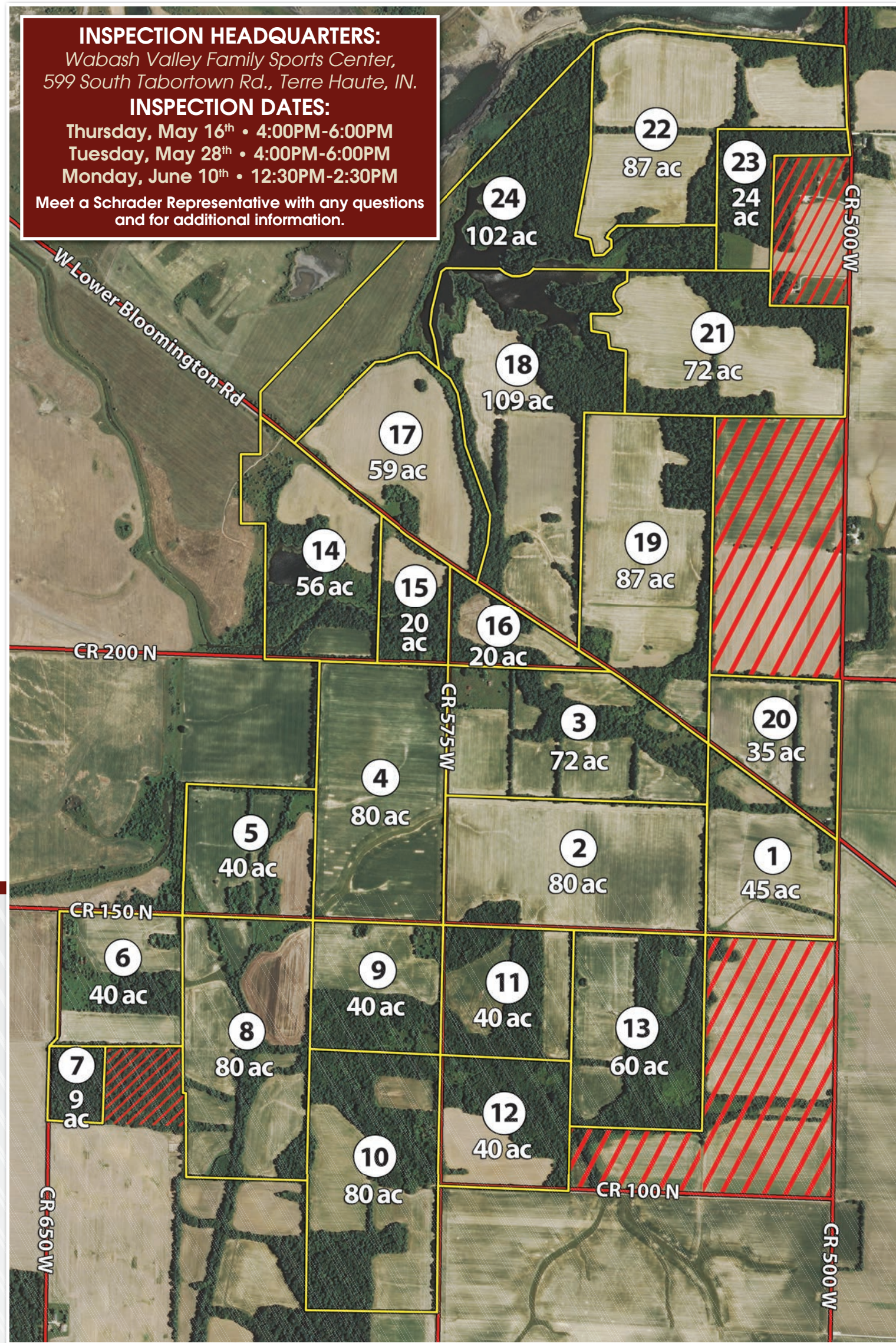
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**DON'T MISS THIS OPPORTUNITY TO PURCHASE PRODUCTIVE FARMLAND, POTENTIAL BUILDING SITES & RECREATIONAL TRACTS. IN THE SCHRADER METHOD OF AUCTION YOU MAY PUT TOGETHER THE COMBINATION OF TRACTS THAT BEST FITS YOUR NEEDS!**

TRACT	ACRES	FSA TILLABLE ACRES	WOODS & TREES	LAKE (IMPROVEMENT)
1	45	36.89	X	
2	80	74.57		
3	72	44.91	X	
4	80	72.99		
5	40	33.65		
6	40	20.92	X	
7	9		X	
8	80	57.90	X	
9	40	19.30	X	
10	80	35.80	X	
11	40	18.93	X	
12	40	14.92	X	
13	60	27.73	X	
14	56	19.50	X	X
15	20	5.80	X	
16	20	9.13	X	
17	59	38.50	X	
18	109	54.60	X	X
19	87	66.76	X	
20	35	30.05		
21	72	45.76	X	
22	87	68.00	X	
23	24		X	
24	102	30±	X	X
25	29.9	18.83	X	
26	8.7	3.57	X	(38' x 62' steel sided building constructed in 1960 with height of 16')
27	8	5.76	X	
28	1.7		X	
29	22.5	19±	X	
30	19.3			
31	1.8			
32	72	49.87	X	
33	15	12.89		
34	45		X	

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**ONLINE BIDDING**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register by May 31<sup>st</sup> to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



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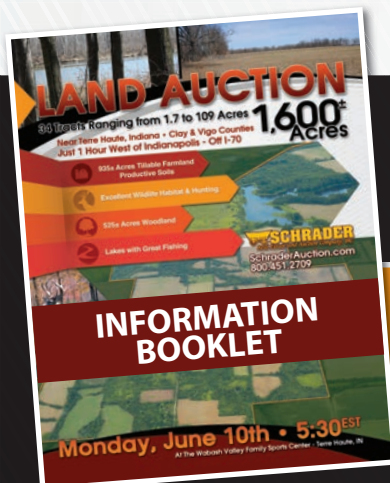
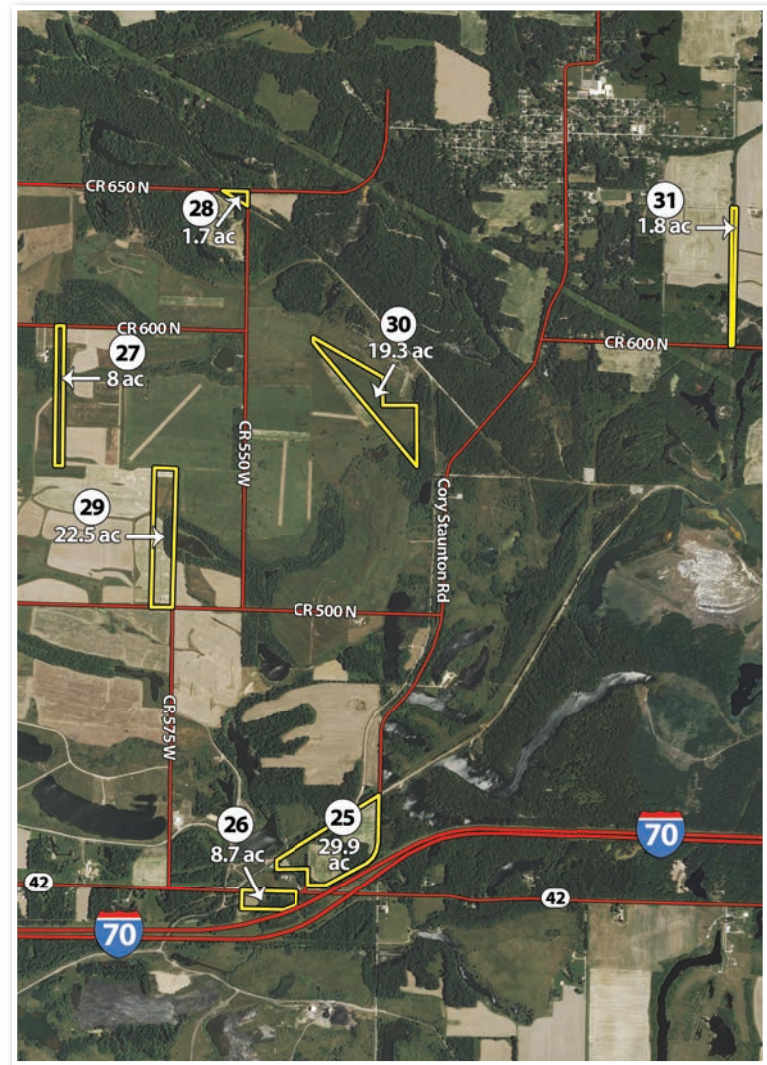
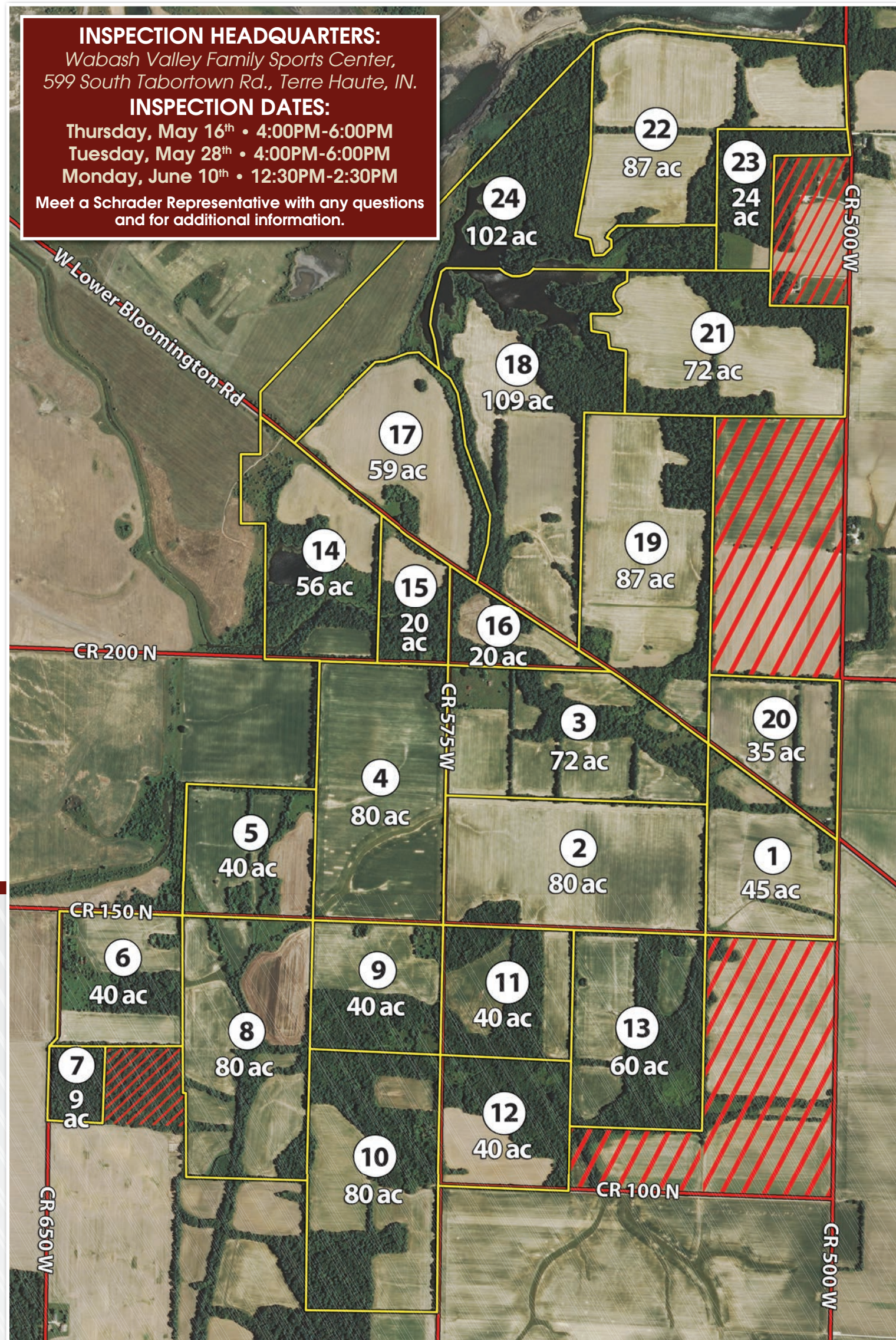
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**DON'T MISS THIS OPPORTUNITY TO PURCHASE PRODUCTIVE FARMLAND, POTENTIAL BUILDING SITES & RECREATIONAL TRACTS. IN THE SCHRADER METHOD OF AUCTION YOU MAY PUT TOGETHER THE COMBINATION OF TRACTS THAT BEST FITS YOUR NEEDS!**

TRACT	ACRES	FSA TILLABLE ACRES	WOODS & TREES	LAKE (IMPROVEMENT)
1	45	36.89	X	
2	80	74.57		
3	72	44.91	X	
4	80	72.99		
5	40	33.65		
6	40	20.92	X	
7	9		X	
8	80	57.90	X	
9	40	19.30	X	
10	80	35.80	X	
11	40	18.93	X	
12	40	14.92	X	
13	60	27.73	X	
14	56	19.50	X	X
15	20	5.80	X	
16	20	9.13	X	
17	59	38.50	X	
18	109	54.60	X	X
19	87	66.76	X	
20	35	30.05		
21	72	45.76	X	
22	87	68.00	X	
23	24		X	
24	102	30±	X	X
25	29.9	18.83	X	
26	8.7	3.57	X	(38' x 62' steel sided building constructed in 1960 with height of 16')
27	8	5.76	X	
28	1.7		X	
29	22.5	19±	X	
30	19.3			
31	1.8			
32	72	49.87	X	
33	15	12.89		
34	45		X	

**INSPECTION HEADQUARTERS:**  
 Wabash Valley Family Sports Center,  
 599 South Tabortown Rd., Terre Haute, IN.  
**INSPECTION DATES:**  
 Thursday, May 16<sup>th</sup> • 4:00PM-6:00PM  
 Tuesday, May 28<sup>th</sup> • 4:00PM-6:00PM  
 Monday, June 10<sup>th</sup> • 12:30PM-2:30PM  
 Meet a Schrader Representative with any questions and for additional information.



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