



SCHRADER
Real Estate and Auction Company, Inc.

Monday, September 16 • 6:00 PM

held at C.W. Mount Community Center, Tipton

Quality Tipton County Farmland

Agres in 2 Tracts

180±

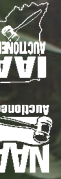
LAND AUCTION

TIPTON COUNTY, INDIANA

Highly Productive Tillable Cropland
Excellent High Quality Patton & Del-Rey Soils
1031 Exchange Opportunity

SchradereAuction.com
800.451.2709

SEPTEMBER 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					



#AU10000259 #AV08600254
#AC63001504

Auction Managers:
Rick Williams 877-728-4735
Kitter Cox 800-451-2709

800-451-2709
Columbia City, IN 46725
P.O. Box 508, 950 N. Liberty Drive
Real Estate and Auction Company, Inc.

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TIPTON CO., INDIANA
Quality Farmland
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Agres in 2 Tracts
180±

TERMS AND CONDITIONS
PROCEDURE: This property will be offered in 2 individual tracts, any combination of tracts or a whole 180± acre property. The property will be sold in the manner resulting in the highest total sale price.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into 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.
DOWN PAYMENT: 10% down payment on the day of 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.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Closing costs for Buyer(s) and Seller.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
POSSESSION: Possession of the land shall be at closing, subject to tenant's 2013 crop rights. Possession on the homes, which is on Tract 1, shall be 30 days after closing.
REAL ESTATE TAXES: Buyer shall assume the 2014 real estate taxes due in 2015. Buyer shall assume ditch assessments due in 2014 and thereafter.
ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.
FSA INFORMATION: The farm is enrolled at the Tipton County FSA office in Tipton, IN, which shall make all acreage determinations and eligibility for farming programs.

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.
SURVEY: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary or appropriate in Seller's sole discretion.
AGENCY: Schradere 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 Sellers or the Auction Company.

any. 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 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 decisions of the Auctioneer are final. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

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in 2 tracts

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AUCTION LOCATION: C.W. Mount Community Center, located at 341 W. Jefferson St.(a.k.a. S.R. 28) Tipton, IN 46072.

PROPERTY LOCATION: Located on S.R. 28 approx. 1 mile West of Tipton or 2-1/2 miles East of U.S. 31. The farm also has frontage on C.R. 400 W.

TRACT 1: 100± Acres of productive cropland with 83.3 tillable acres as well as 2 homes. This tract features 55% Patton Silty Clay Loam soil, which is one of the top producing soils in Indiana, as well as Del Rey Silt Loam soil. There is a 3 bedroom, 2 bath home on the property along with 1 outbuilding. This home is currently rented month to month. The second home is an old school house that was converted into a home. It had been rented up to December 2012, it is not currently occupied. Call auction managers for more details on the homes.

TRACT 2: 80± Acres with 68.9 productive tillable acres. This tract features high quality Patton Silty Clay Loam and Del Rey Silt Loam soils.

Note: This farm is a "Century Farm" and has been in the Schulenburg family for over 100 years. Call Rick Williams or Ritter Cox for details regarding FSA and tax information, as well as rental income for the home. Walk over inspections welcome at any time.

Seller: Wilemuth Farm, LLC

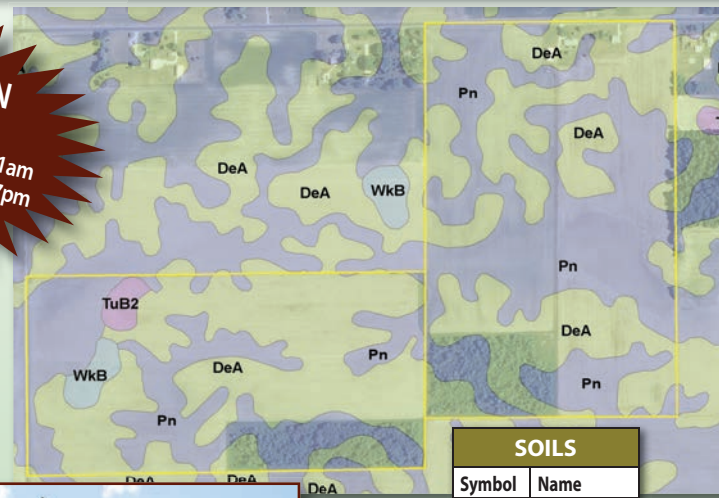
AUCTION MANAGERS:

Rick Williams 877-728-4735 (toll free), 765-639-2394 cell
Ritter Cox 800-451-2709 (toll free), 260-609-3306 cell



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INSPECTION DATES:
SAT., AUGUST 17, 9am-11am
MON., AUGUST 26, 5pm-7pm
Meet at Tract 1



SOILS	
Symbol	Name
Pn	Patton
DeA	Del Rey
TuB2	Tuscola
WkB	Williamstown



TRACT 1