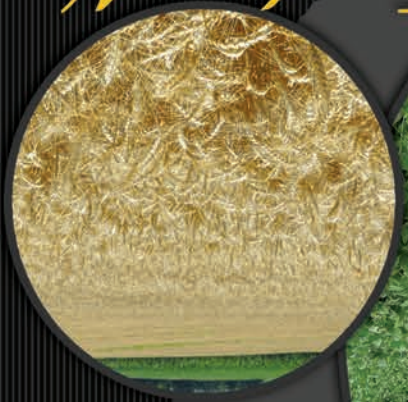


*Prime Indiana Farmland*  
**AUCTION**  
 185.7± Acres  
 Offered in 5 Tracts  
 Noble County • South of Ligonier

*Prime Indiana Farmland*  
**AUCTION**  
 185.7± Acres  
 Offered in 5 Tracts

*Tuesday, November 19 • 6pm*  
 Held at the Ligonier United Methodist Church Crosswalk Building  
**SCHRADER**  
 Real Estate and Auction Company, Inc.



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 950 North Liberty Drive  
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NOVEMBER 2013

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*Prime Indiana Farmland*  
 Noble County  
 South of Ligonier  
 Sparta & Washington Townships  
 5 miles Southeast of Cromwell  
 8 miles South of Ligonier  
 12 miles Southwest of Albion  
 25 miles Southeast of Goshen  
 35 miles Northwest of Fort Wayne  
 Productive Tillable Land  
 Potential Building Sites

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Productive Tillable Land  
 Potential Building Sites



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**AUCTION**  
 185.7± Acres  
 Offered in 5 Tracts

*Prime Indiana Farmland*  
 Noble County  
 Sparta & Washington Townships  
 South of Ligonier



# Prime Indiana Farmland AUCTION

Noble County  
South of Ligonier  
Sparta & Washington Townships

**185.7±  
Acres**  
in 5 Tracts

Productive Tillable Land  
Potential Building Sites

**Tuesday, November 19 • 6pm**

**AUCTIONEER'S NOTE:** The Iden family has been an excellent steward of this land with many years of practicing conservation management. The family was one of the first in the area to implement no-till farming as well as the utilization of waterways and terraces.

**AUCTION LOCATION:** Ligonier United Methodist Church Crosswalk Building – 466 Townline Road, Ligonier, IN 46767. **Directions:** From the intersection of US-33/IN-5 and US-6 in Ligonier, travel west on US-6 for 1 mile. Turn north on Townline Rd. and travel .6 mile to the church.

**DIRECTIONS TO THE FARM:** From Wolf Lake, travel on US-33 N. for 4 miles to 200 N. and turn west. Travel 2.9 miles to 900 W. and turn south. Travel 1.8 miles to property on both sides of road. From US-6 in Ligonier, travel on US-33 S./IN-5 S. for 1.6 miles. At the West Noble School Complex, turn on IN-5 S. and travel 1 mile to 900 W. Turn south on 900 W. and travel 4.3 miles to property on both sides of road.

### TRACT DESCRIPTIONS:

**TRACT 1:** 96± acres which includes approximately 2.4 ± acres of CRP and 80± acres of prime, tillable farmland. This tract features Brookston silt loam, Crosier loam, and Riddles sandy loam as the predominant soil types. Tract 1 includes a 50' x 72' Pacemaker pole building with end sliders and walk-in door; a New Products 5,000 bushel bin with drying floor, Stir-ator, and grain spreader; and two 20' x 27' Harvestore silos. The open ditch provides an excellent drainage outlet. There are approximately 8 acres of woodland in the southeast corner of Tract 1 and over 2,600' of road frontage along 900 W.

**TRACT 2:** 39± acres with approximately .5± acre of CRP and 34± acres of productive, tillable farmland. The 3 predominant soil types are Brookston silt loam, Riddles sandy loam, and Crosier loam. Investigate the income potential offered here.

**TRACT 3:** 13.5± acres of tillable and wooded land. Brookston silt loam and Riddles sandy loam are the predominant soil types. There are 2.3± acres of woods along the west border. Consider the versatility this tract has to offer with recreational and income producing potential.

**TRACT 4:** 30.5± acres of mostly tillable land with Brookston silt loam, Riddles sandy loam, and Sebewa loam as the predominant soil types. There is approximately .9± acre of CRP and an excellent drainage outlet via the open ditch. Tract 4 has frontage on both 900 W. and Knapp Lake Rd.

**TRACT 5:** 6.7± acres with 6± acres tillable and .5± acre of CRP. Sebewa loam and Fox sandy loam are the primary soil types. Investigate the potential for a possible rural-estate building site.

**FSA and Tax Information Available Upon Request.**



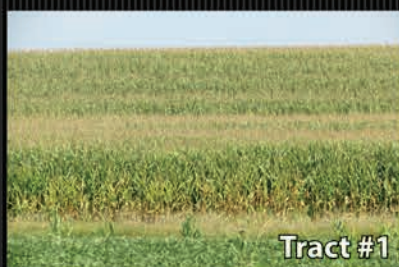
**SELLER:** Iden Land Inc.  
**AUCTION MANAGER:** Dale Evans 260-894-0458

**800-451-2709**

Visit [www.schraderauction.com](http://www.schraderauction.com) for more details and photos.



Tract #1



Tract #1



Tract #1



Tract #1



Tract #1



Tract #2



Tract #2



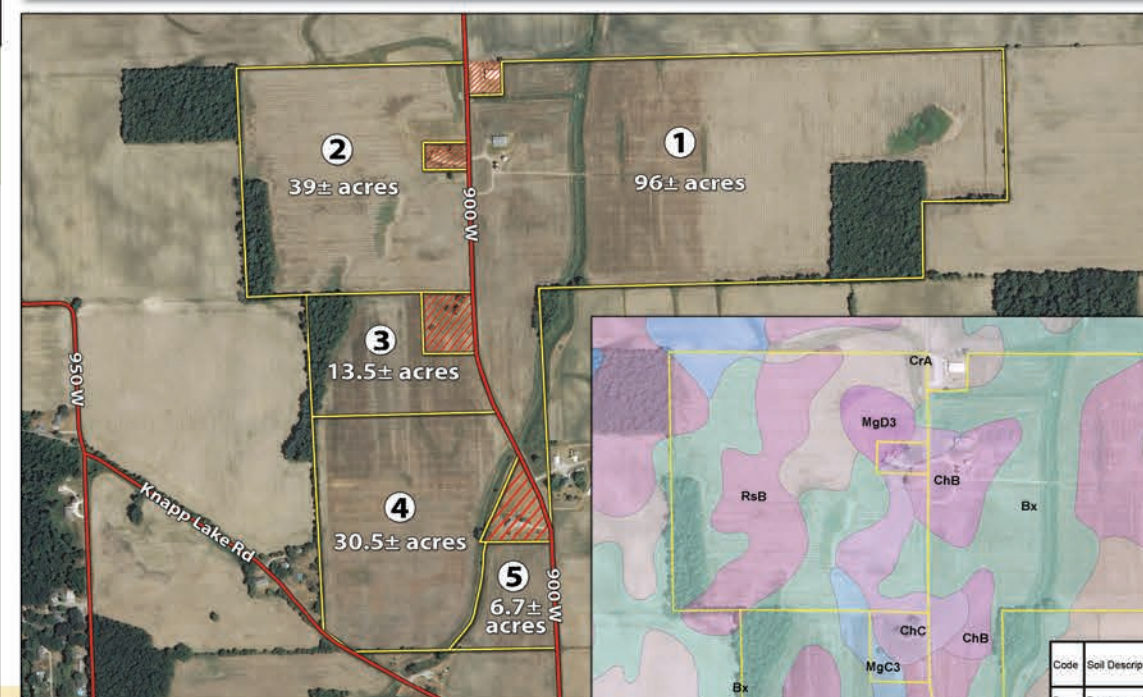
Tract #3



Tract #4



Tract #5



### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 185.7± 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:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

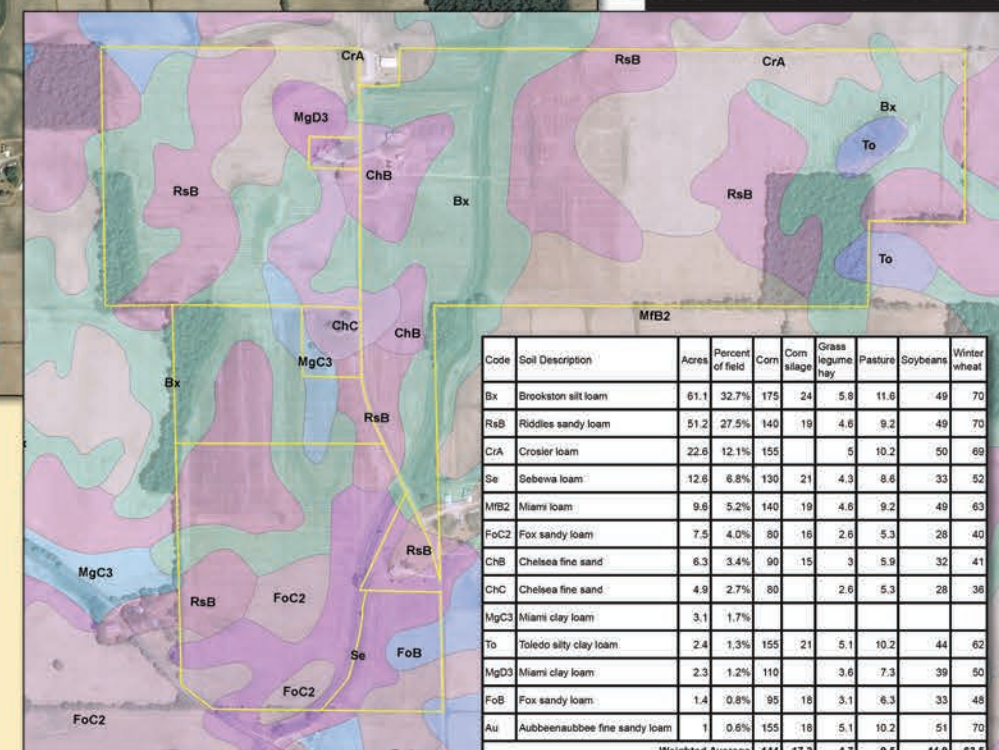
**DEED:** Appropriate deed will be delivered at closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before December 20, 2013. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing, subject to tenants rights.

**REAL ESTATE TAXES:** Seller will pay all 2013 real estate taxes due in 2014. Buyer will assume taxes thereafter.

**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 provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a 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 title insurance. Combination purchases will receive a perimeter survey only. **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 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.**