





219.2± ACRES
MARION CO. FRANKLIN TWP.

◆ All Tillable Farmland
◆ Beautiful 3.2 Acre Building Site

SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709
Auction Manager:
Bill Haworth 866-344-5144
#AU19700077
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DECEMBER 2013

Sun	1	2	3	4	5	6	7
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Tue	15	16	17	18	19	20	21
Wed	22	23	24	25	26	27	28
Thu	29	30	31				

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**All Tillable Farmland
Beautiful 3.2 Acre Building Site**

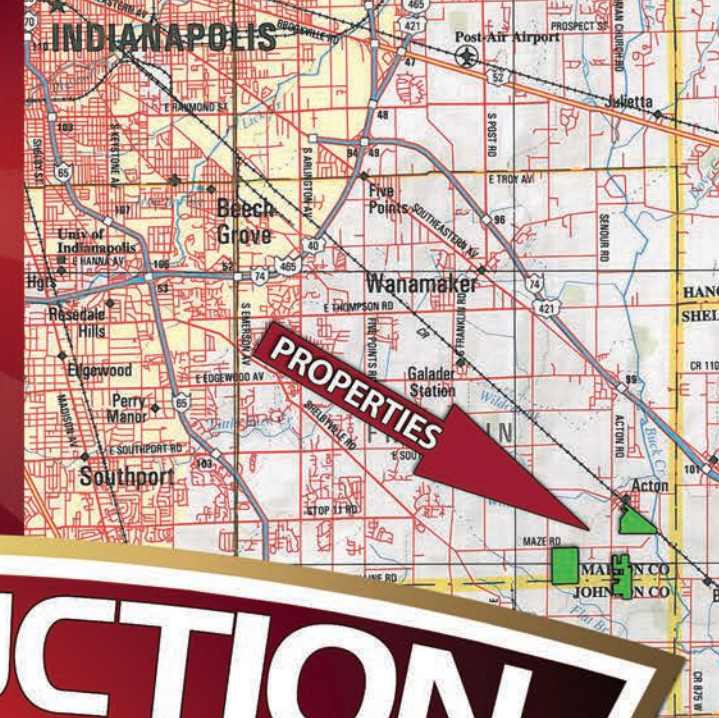
- ◆ Southeast of Indianapolis near Acton, IN
- ◆ South of I-74 via Exit 99
- ◆ 5.6± miles East of Greenwood

TRACT 1

LAND AUCTION
Thursday, December 5 • 6:00 PM • at Lutheran High School

219.2± ACRES OFFERED IN 4 TRACTS FROM 3.2 TO 117 ACRES

MARION COUNTY
FRANKLIN TOWNSHIP



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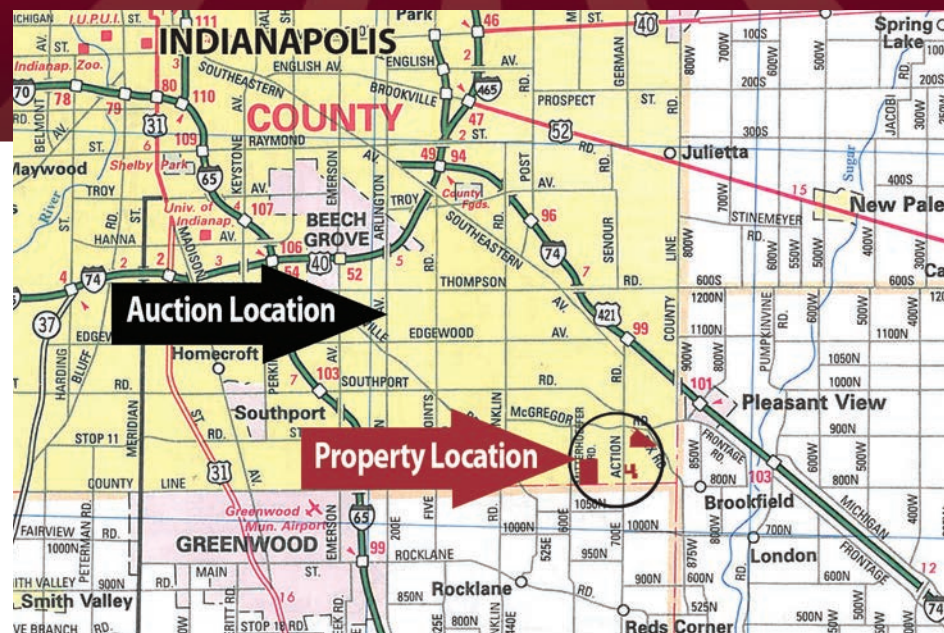
LAND AUCTION

Thursday, December 5 • 6:00 PM • at Lutheran High School

219.2± Acres

Marion County – Franklin Township

Beautiful 3.2 Acre Building Site ♦ All Tillable Farmland



AUCTION SITE:

Lutheran High School, 5555 S. Arlington Avenue, Indianapolis, Indiana.

AUCTION LOCATION:

I-465 to south side of Indianapolis to the Emerson Ave Exit #52. Go south on Emerson .7 mile to Thompson Rd. Go 1 mile east on Thompson Rd. to Arlington Ave. Go .5 mile south on Arlington to Lutheran High School — OR — I-74 southeast of Indianapolis to Exit 99, then 1.3 miles south on Acton Rd. to Southport Rd. Go west on Southport Rd. 5.1 miles to Arlington Ave. Go 1.3 miles north on Arlington Ave. to Lutheran High School.

PROPERTY LOCATION:

I-74 southeast of Indianapolis to Exit 99, then 2.6 miles south on Acton Rd.
 Tract 1: South of Acton to Maze Rd., then west .6 mile.
 Tract 2 & 3: South of Acton .7 mile.
 Tract 4: Acton Rd. to Acton then east on Exchange St. to Hotze St., then south to House St., then west on House St. to the west side of Railroad tracks.

OWNERS: Doris LLC & Roland LLC

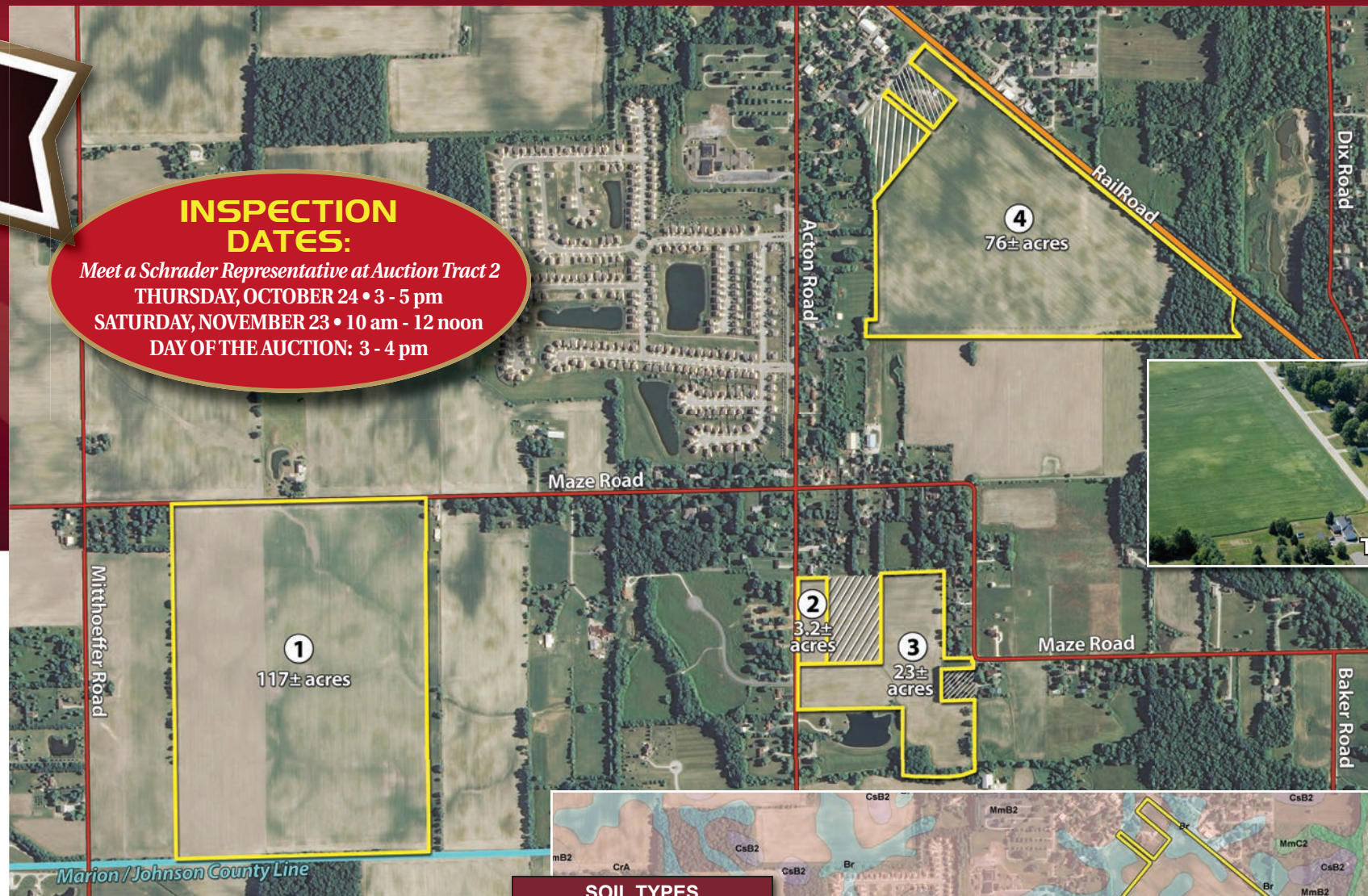
CALL 1-800-451-2709 WITH QUESTIONS.

Sale Managers: Bill Haworth - 866-344-5144 & Gene Klingaman - 800-451-2709

SCHRADER 800-451-2709
 Real Estate and Auction Company, Inc. www.SchraderAuction.com

INSPECTION DATES:

Meet a Schrader Representative at Auction Tract 2
 THURSDAY, OCTOBER 24 • 3 - 5 pm
 SATURDAY, NOVEMBER 23 • 10 am - 12 noon
 DAY OF THE AUCTION: 3 - 4 pm



TRACT DESCRIPTIONS:

TRACT 1: 117 acres – all tillable with excellent frontage on Maze Rd. Crosby and Miami soils.
TRACT 2: 3.2 acres – Excellent potential building site with 645± feet of frontage on Acton Rd. All tillable Brookston and Crosby soils.
TRACT 3: 23 acres – All tillable with 340± feet of frontage on Acton Rd. Additional access on the east side to Maze Rd. Brookston and Crosby soils.
TRACT 4: 76 acres – Approximately 68.9± acres tillable with small wooded area on the south end. Access this tract via House St. in Acton. Brookston and Crosby soils.
 Zoning Designation: Agricultural

SOIL TYPES	
Symbol	Soil Name
CrA	Crosby silt loam
Br	Brookston silty clay loam
MmB2	Miami silt loam
CsB2	Crosby-Miami silt loams
MmC2	Miami silt loam

YOU MAY BID ON ANY COMBINATION OF TRACTS. DESIGN YOUR PURCHASE TO FIT YOUR NEEDS.



TERMS & CONDITIONS

PROCEDURE: This property will be offered in 4 individual tracts, or as a total 219.2± acre unit. 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 agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 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 on or about January 10, 2014 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.
POSSESSION: Possession shall be given at closing, subject however to the tenant's rights to harvest the 2013 crop.
REAL ESTATE TAXES: Seller will pay the real estate taxes assessed for the calendar year 2013 (due in 2014) and all prior taxes. Buyer will assume and pay all subsequent taxes. Buyer shall assume any 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 Johnson County FSA Office in Franklin, 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, if any.
SURVEY: Owner agrees to furnish, execute and deliver to Buyer a sufficient Warranty Deed. Owner further agrees to furnish an owner's policy of title insurance in the amount of the purchase

price, together with a new survey if necessary. Survey costs, if any, will be shared equally (50:50) between Seller and Buyer.
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 Sellers 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, investiga-

tions, 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 discretion 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 AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**