

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 160 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. **Note:** Tracts 4 and 5 offered to adjoining owners or in combination with Tract 3 only.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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: Successful bidder(s) will be required to enter into a 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.

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

DEED: Seller shall provide a Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before February 4, 2014.

POSSESSION: At closing, Tracts 1 & 3 Buyer(s) to assume 2014 crop lease @ \$170/crop acre for 115 acres total prorated per auction tract (cropland only). Seller to credit Buyer(s) at closing \$150/crop acre prorated per auction tract for tenants' rights not being conveyed for 2014, 2015 crop rights to be conveyed.

REAL ESTATE TAXES: Seller to pay 2013 assessed taxes payable 2014 to be credited to Buyer(s) at closing. 2012 taxes estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

FSA INFORMATION: See Agent

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.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



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SchraderAuction.com

DECEMBER 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				

160 Acres AUCTION OFFERED IN 5 TRACTS EAST CENTRAL INDIANA • HENRY COUNTY

AUCTION

6 MILES WEST OF NEW CASTLE EAST CENTRAL INDIANA • HENRY COUNTY

160 Acres OFFERED IN 5 TRACTS

Wednesday, December 4 • 1:00 P.M.

Features:

- Top Quality Soil Types • 115 Acres Total Cropland
- Nice Farmstead • Good Area in Northwest Henry Co.
- Timber Investment • Shenandoah Schools
- 45 Minutes to Indianapolis



160[±] acres
OFFERED IN
5 TRACTS

AUCTION

6 MILES WEST OF NEW CASTLE
 EAST CENTRAL INDIANA • HENRY COUNTY

Wednesday, December 4 • 1:00P.M.

Top Quality Soils – Timber Plantation
Nice Country Home & Barns

AUCTION SITE: W H Smith Building New Castle, IN at Henry County. One mile north of New Castle on Hwy. 3 on the west side. Address: 2221 N. Memorial Dr., New Castle, IN.

PROPERTY LOCATION: Address: 3802 North CR 650W. 6 mi. northwest of New Castle. From Hwy. 3 and Hwy. 38 intersection west 6 mi. to CR 650 then north 1 3/4 mi. to farm on the right.

Tract Descriptions: All acreages are approximate.

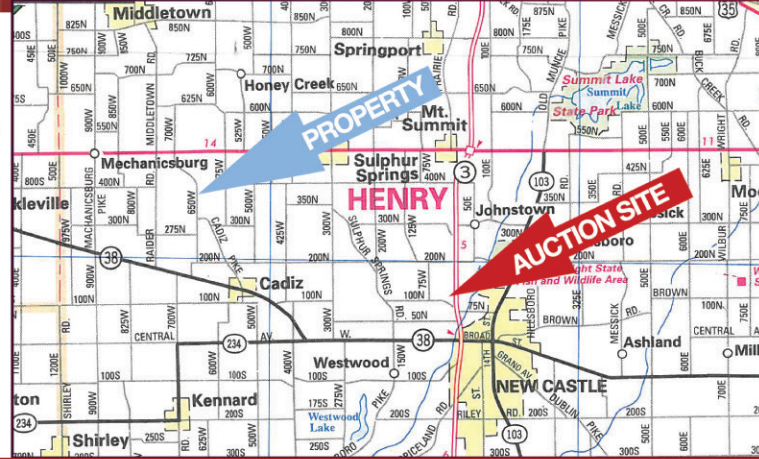
TRACT 1: 17± ACRES with 13± acres cropland and 4 acres woodland & stream. About 1,128 ft. of frontage on CR 650W. Great tract to own for investment, recreation or add to Tracts 2 or 3.

TRACT 2: 5± ACRES with nice ranch, 1 story 1,567 sq. ft. farmhouse with 3 Bedrooms, 2 baths, basement, shop/tool shed 48' x 48'. Newer 55' x 90' Morton barn and 40' x 65' older barn with loft. Nice country setting.

TRACT 3: 108± ACRES with 102± acres top quality cropland. Cyclone and Crosby soil with production index of 162.8. Two fields and good drainage outlet. Don't find this quality soils and size fields often. Soil maps available.

TRACT 4: 10± ACRES all pretty mature woodland. Investment type woodland. Must be purchased by adjoining owner or with Tract 3. In Classified Forest currently. (Swing Tract)

TRACT 5: 20± ACRES planted walnut and mixed hardwood woodland. Great investment. Must be bid by adjoining owner or with Tract 3. In Classified Forest currently. (Swing Tract)



FEATURES

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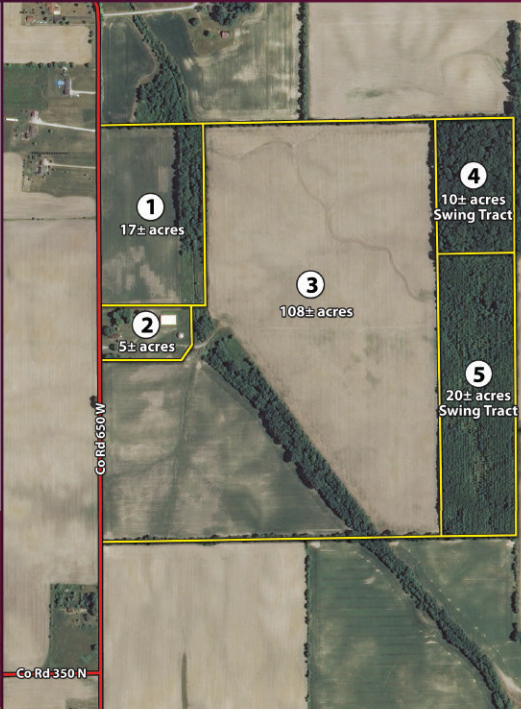
TRACT 2



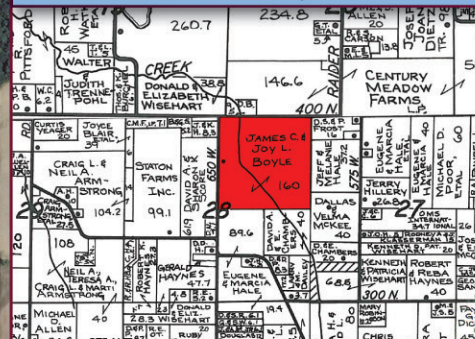
TRACT 2



TRACT 2



INSPECTION DATES:
 Saturday, November 16th @ 9:00 - 11:00 AM
 Saturday, November 23rd @ 9:00 - 11:00 AM
 Day of Sale @ 9:00 - 11:00 AM
 Meet Agent on Tract 2



TRACT 3

OWNER: James Boyle Trust, Jan Wright, Trustee, Jim Millikan, Attorney

Sales Managers: Steve Slonaker
 765-855-2045 or 877-747-0212
 Mark Smithson 765-744-1846

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