

Auction Terms & Procedures

PROCEDURES: The property will be offered in 4 individual tracts, any combination of tracts, or as a total 241± 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: 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; 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: 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty 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 March 3, 2014.

POSSESSION: At closing. Seller to convey 2014 crop rights.

REAL ESTATE TAXES: Seller to pay all 2013 payable taxes payable 2014 to be credited to Buyer(s) at closing. 2012-13 real estate taxes: Tract 1 \$1353.80/yr., ditch tax \$106/yr., Tracts 2 & 3 \$1103.40/yr., ditch tax \$106/yr., Tract 4 \$1862.98/yr., ditch tax \$106/yr.

ACREAGE: All boundaries are approximate and have been 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's.

FSA INFORMATION: Note: The FSA information contains other farms. Farm #2234, Farmland: 393.14 Acres, Cropland: 371.47 Acres, Corn Base: 155.4 Acres, Yield: Direct 106 Bu., CC 145 Bu., Soybean Base: 155.3 Acres, Yield: Direct 37 Bu., CC 44 Bu.

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 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 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.



EXCELLENT LOCATION • EXCELLENT QUALITY SOILS

SCHRADER

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950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606

800-451-2709

e-mail: auctions@schraderauction.com
#AG63001504 #AU1005815 #AU08700434

JANUARY 2014

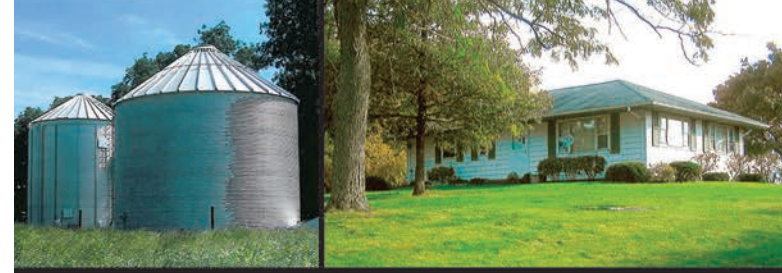
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



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15 Miles Northeast of Fowler, IN

- EXCELLENT LOCATION
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AUCTION
241
ACRES

OFFERED IN 4 TRACTS

SCHRADER
Real Estate and Auction Company, Inc.

Thursday, January 16

1:00 PM Eastern Time

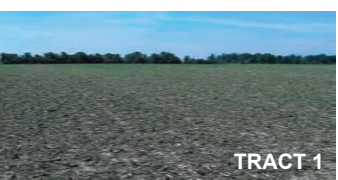
held at the Benton County Annex, Fowler, IN



AUCTION

Thursday, January 16 • 1 PM
EASTERN TIME

241 ACRES



TRACT 1



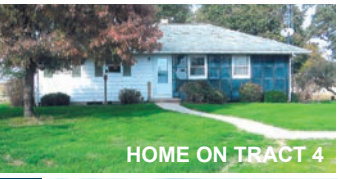
TRACT 2



TRACT 3



TRACT 4



HOME ON TRACT 4



TOOL SHED - TRACT 4

AUCTION LOCATION: Benton County Annex, 410 S. Adeway Rd., Fowler, IN.

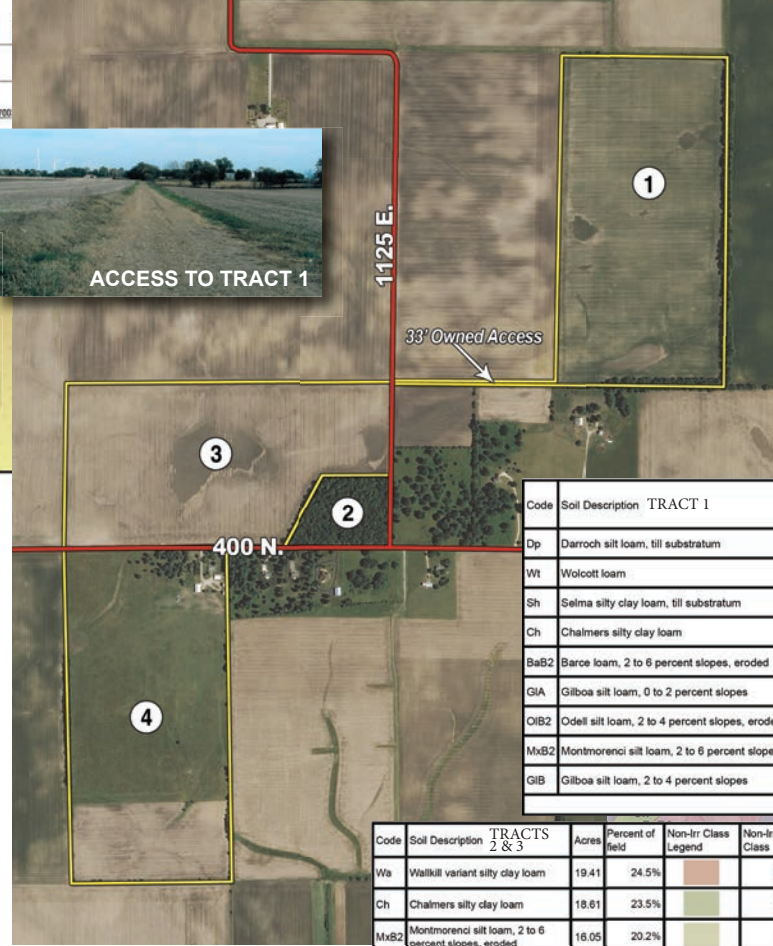
PROPERTY LOCATION: From Fowler, IN, at intersection of US 52 & SR 18, take SR 18 - 11 miles east to CR 1200 E (county line) then take CR 1200 E 4 miles north to CR 400 N, then go 3/4 mile west to CR 1125 E, then go 1/4 mile north to Tract 1. Tracts 2, 3 & 4 are 1 mile west of CR 1200 E on CR 400 N.

TRACT 1: An 81± acre tract of land, mostly all tillable, excellent quality soils with a 33' owned access land off of CR 1125 E back to this tract.

TRACT 2: A 10± wooded tract of land with frontage on CR 400 N and CR 1125 E.

TRACT 3: A 70± acre tract of land. All tillable except for county road frontage, excellent quality soils. Frontage on CR 400 N & CR 1125 E.

TRACT 4: An 80± acre parcel of land with a 1056 sq. ft. home with 3 bedrooms, 2 full baths, large living room, and kitchen and dining room. It has central air, some hardwood floors, full basement with 1/2 finished living area. Also, there is a 34'x48' garage, 40'x64' tool shed, (2) grain bins. There are 18.5 acres currently in crop production. The balance of the land is presently in pasture.



ACCESS TO TRACT 1

1125 E.

33' Owned Access

3

2

4

400 N

Code	Soil Description	TRACT 1	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat				
Dp	Darroch silt loam, till substratum		37.9	48.8%		Illw	165	5.4	10.9	51	74				
Wt	Wolcott loam		11.1	13.8%		Illw	175	5.8	11.6	49	70				
Sh	Selma silty clay loam, till substratum		9.4	11.5%		Illw	175	5.8	11.6	49	70				
Ch	Chalmers silty clay loam		5.9	7.3%		Illw	190	6.3	12.5	54	76				
BaB2	Barco loam, 2 to 6 percent slopes, eroded		5.2	6.3%		Ile	150	5	9.9	49	68				
GIA	Gilboa silt loam, 0 to 2 percent slopes		5	6.1%		Illw	165	5.4	10.9	51	74				
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded		3.4	4.2%		Ile	160	5.3	10.6	49	72				
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded		3.1	3.8%		Ile	145	4.8	9.6	49	65				
GIB	Gilboa silt loam, 2 to 4 percent slopes		0.4	0.4%		Ile	165	5.4	10.9	51	74				
Weighted Average											167.4	5.5	11.1	50.4	72.3

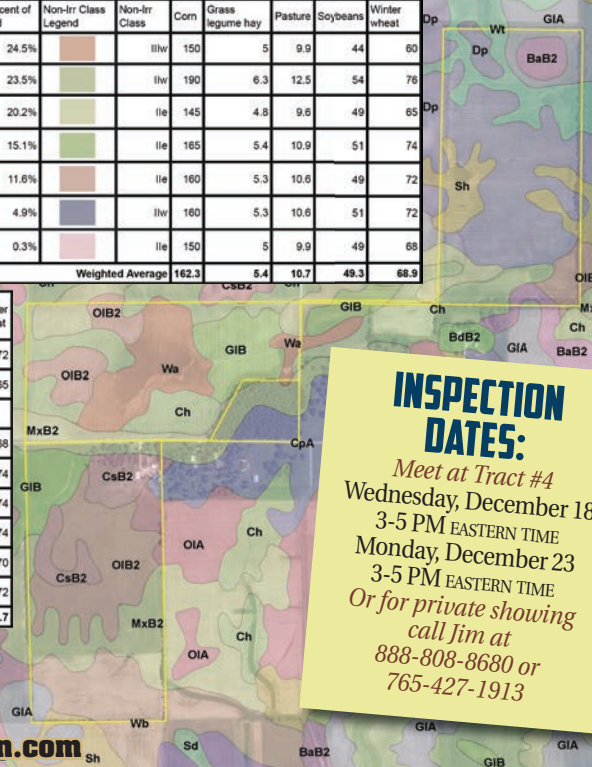
Code	Soil Description	TRACTS 2 & 3	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat				
Wa	Walkill variant silty clay loam		19.41	24.5%		Illw	150	5	9.9	44	60				
Ch	Chalmers silty clay loam		18.61	23.5%		Illw	190	6.3	12.5	54	76				
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded		16.05	20.2%		Ile	145	4.8	9.6	49	65				
GIB	Gilboa silt loam, 2 to 4 percent slopes		11.95	15.1%		Ile	165	5.4	10.9	51	74				
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded		9.16	11.6%		Ile	160	5.3	10.6	49	72				
CpA	Conover silt loam, 0 to 3 percent slopes		3.89	4.9%		Illw	160	5.3	10.6	51	72				
CsB2	Corvin silt loam, 2 to 6 percent slopes, eroded		0.21	0.3%		Ile	150	5	9.9	49	68				
Weighted Average											162.3	5.4	10.7	49.3	68.9

Code	Soil Description	TRACT 4	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat				
OIB2	Odell silt loam, 2 to 4 percent slopes, eroded		22.6	28.8%		Ile	160	5.3	10.6	49	72				
MxB2	Montmorenci silt loam, 2 to 6 percent slopes, eroded		18.3	23.4%		Ile	145	4.8	9.6	49	65				
Wb	Warners variant silty clay, undrained		13.5	17.2%		Vw									
CsB2	Corvin silt loam, 2 to 6 percent slopes, eroded		11.4	14.5%		Ile	150	5	9.9	49	68				
GIB	Gilboa silt loam, 2 to 4 percent slopes		7.3	9.3%		Ile	165	5.4	10.9	51	74				
OIA	Odell silt loam, 0 to 2 percent slopes		2.7	3.4%		Illw	165	5.4	10.9	51	74				
GIA	Gilboa silt loam, 0 to 2 percent slopes		1.4	1.8%		Illw	165	5.4	10.9	51	74				
Sh	Selma silty clay loam, till substratum		0.7	0.9%		Illw	175	5.8	11.6	49	70				
CpA	Conover silt loam, 0 to 3 percent slopes		0.6	0.7%		Illw	160	5.3	10.6	51	72				
Weighted Average											128.4	4.2	8.5	40.9	57.7

Sale Managers: Jim Hayworth 1-888-808-8680, Jimmy Hayworth

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

- EXCELLENT LOCATION
- EXCELLENT QUALITY SOILS



INSPECTION DATES:
Meet at Tract #4
Wednesday, December 18
3-5 PM EASTERN TIME
Monday, December 23
3-5 PM EASTERN TIME
Or for private showing
call Jim at
888-808-8680 or
765-427-1913