

THURSDAY, MARCH 20 • 1PM EST

Held at the Sullivan County 4-H Fairground Exhibit Building

SCHRADER 800.451.2709
Real Estate and Auction Company, Inc.
www.schraderauction.com

12± Miles South of Sullivan, IN
15± Miles North of Vincennes, IN



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Sullivan County, Indiana

541± Acres

Offered in 5 Tracts

LAND AUCTION

- 407± Cropland Acres
- Grain Storage
- Large Fields
- Highly Productive Wakeland Soils
- Level Topography
- Possession for 2014
- Great Hunting & Recreation



ONLINE BIDDING AVAILABLE

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Immediate Possession Available For Spring Planting!

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MARCH 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					



AUCTION MANAGERS:
Brad Horrell 812-890-8255 (cell)
Kevin Jordan 260-229-1904 (cell)
800-451-2709 (office)

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

SCHRADER
Real Estate and Auction Company, Inc.



RETURN SERVICE REQUESTED

1st Class Mail
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Sullivan County, Indiana
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LAND AUCTION



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PROPERTY DIRECTIONS: From US Hwy 41 and St. Rt. 154 at Sullivan go south on US Hwy 41 12 miles to Co. Rd. 975S turn west, proceed 2.8 miles to the property.

AUCTION LOCATION: Sullivan County 4-H Fairground Exhibit Building. 1361 E. County Road 75 N, Sullivan, IN.

TRACT DESCRIPTIONS:

TRACT 1: 30± acres nearly 100% tillable, frontage along Co. Rd. 1050 S, suitable for product or grain production, mostly Bloomfield soils.

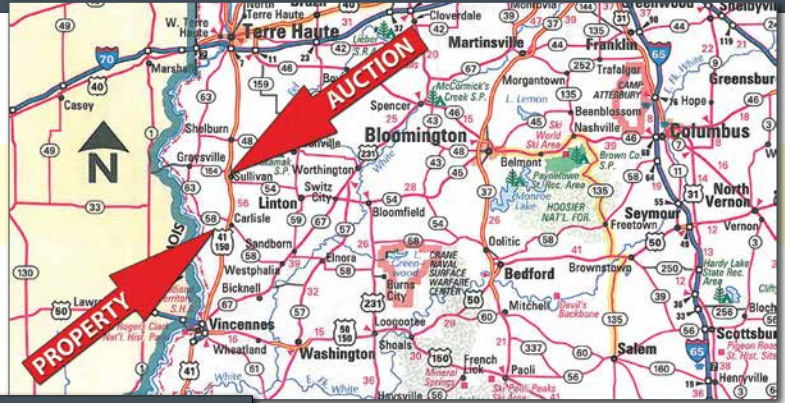
TRACT 2: 184± acres, level topography, mostly Wakeland soils, 164± acres tillable. The south portion of this tract is the farmstead consisting of 4 steel grain bins with aeration fans, a classic hip roof barn measuring 36x60 w/ lean to measuring 36x60, a Quonset shop building measuring 40x60 w/ concrete floor and machine doors on each end, an old grainary w/ lean to and a 27x30, 3 bay garage w/ steel siding, concrete floor, and gas overheat heater.

TRACT 3: 190± acres, level topography, mostly Wakeland soils, nearly 163 acres tillable.

TRACT 4: 81± acres, level topography, mostly Wakeland soils, 53± tillable acres with balance in woods. Great hunting on this tract!

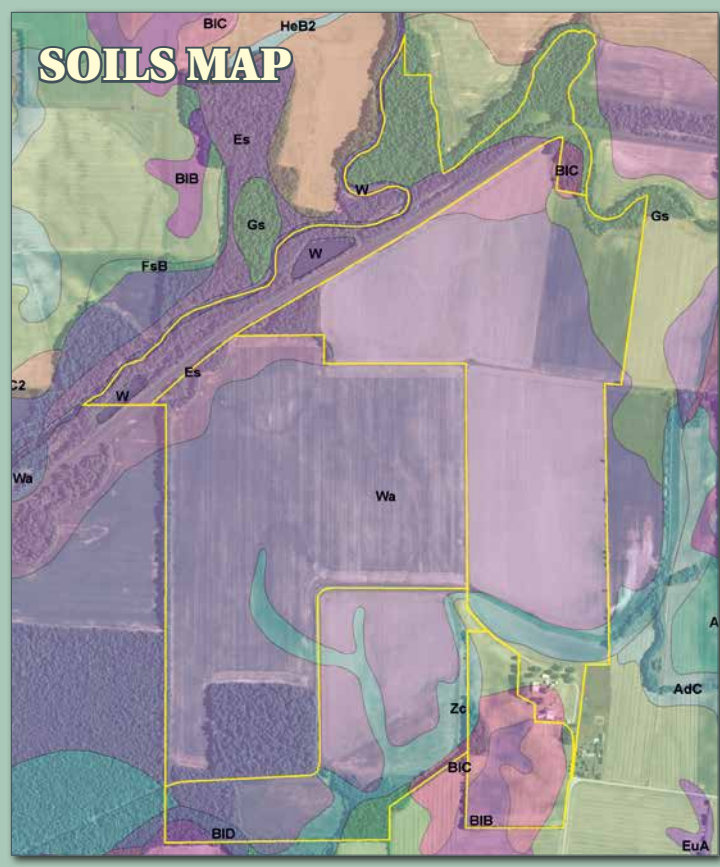
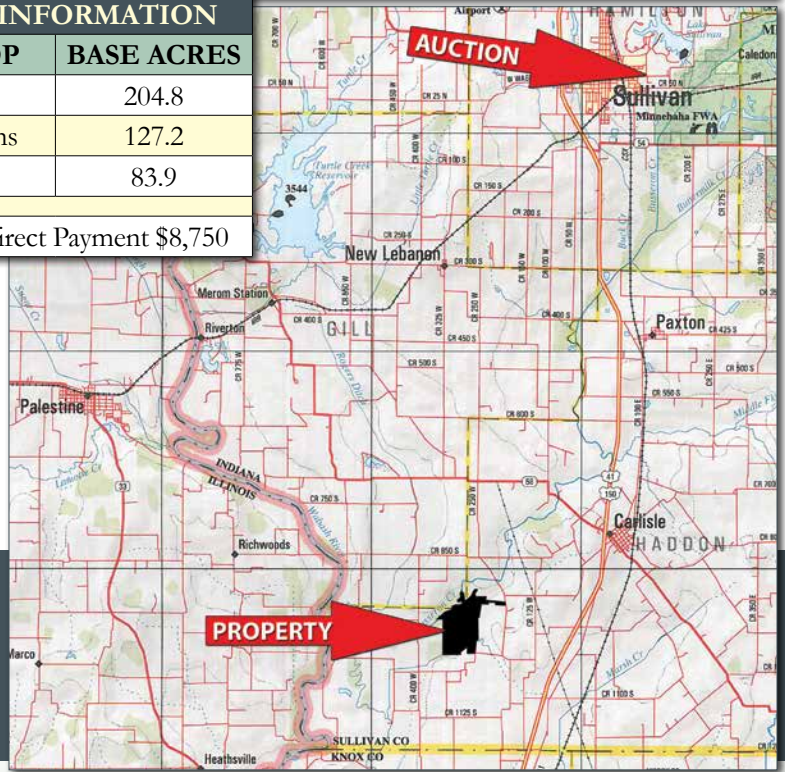
TRACT 5: 56± acres, mostly wooded w/ elevated areas suitable for a campsite and pond. A great place to harvest that trophy buck or gobbler.

NOTE: If any of Tracts 2, 3, 4 or 5 sell separately, access will be over a 60' shared easement upon the existing drive.



FSA INFORMATION

CROP	BASE ACRES
Corn	204.8
Soybeans	127.2
Wheat	83.9
2013 Direct Payment \$8,750	



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Wa	Wakeland silt loam	359.16	61.2%	130			39	
Es	Eel silt loam	66.00	11.2%	120			42	
Gs	Genesee silt loam	57.87	9.9%	120			42	
Zc	Zipp silty clay	35.87	6.1%	140	4.6	9.2	40	56
BIC	Bloomfield loamy fine sand, 6 to 12 percent slopes	21.32	3.6%	85	2.8	5.6	30	38
BIB	Bloomfield loamy fine sand, 2 to 6 percent slopes	20.66	3.5%	95	3.1	6.3	33	43
AdB	Ade loamy fine sand, 2 to 6 percent slopes	13.26	2.3%	125	4.1	8.3	40	56
W	Water	6.55	1.1%					
Wrb	Warsaw sandy loam, 2 to 6 percent slopes	3.74	0.6%	105	3.5	6.9	33	53
BID	Bloomfield loamy fine sand, 12 to 18 percent slopes	2.38	0.4%	70	2.3	4.6	25	32
Weighted Average				123.7	0.6	1.2	38.6	8.1

PROPERTY INSPECTION DATES:

Monday, February 24th • 2PM - 4PM

Friday, March 7th • 10AM - 12Noon

Meet a Schrader Representative at the property for additional auction information.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 thru 5 will be offered in individual tracts, in any combination of these 5 tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on tract, tract combinations, and total property may compete. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

APPROVAL OF BID PRICES: The successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All auction bids are subject to acceptance or rejection by the Seller.

DEED: Seller will convey by Warranty Deed.

EVIDENCE OF TITLE: The Seller agrees to furnish at Seller's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing. Immediate possession for farming purposes is available with additional down payment. Call Auction Company

for details.

MINERAL RIGHTS: Seller shall retain ownership of their mineral right interest through December 31, 2029 at which time sellers mineral right interest shall be conveyed to the surface owner.

TILLABLE ACRES: Tillable acres have been estimated from maps provided by the FSA office in Sullivan County, Indiana.

GRAIN BINS: The grain bins are currently under a lease agreement. Buyer shall receive possession of the grain bins August 1, 2014.

EASEMENTS ACCESS: In the event the real estate sells in such a fashion that easement access is required (due to multiple owners) an easement 60' in width (30' from each side of a centerline of the existing private farm road) shall be created. The easement is illustrated by the blue line on the aerial tract map. The easement will be for ingress, egress, drainage maintenance and utilities.

REAL ESTATE TAXES: Seller shall pay the 2013 real estate taxes due and payable in 2014. All subsequent taxes shall be the Buyers responsibility.

ACREAGE AND SURVEY: The Seller shall determine whether to convey title by current legal description or to survey the property. Any need for a new survey shall be at the Seller's sole discretion. Seller and Buyer shall each pay half (50/50) of the survey cost. The type of survey performed shall be at the Seller's option and sufficient for providing merchantable title. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible

for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

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

Immediate Possession Available for Spring Planting!

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Company - 800-451-2709 or kevin@schraderauction.com.



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Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.