

AUCTION SITE: *Huntingburg Event Center*, 200 E 14th Street, Huntingburg, IN (1 block west of US Hwy 231).

DIRECTIONS - From the junction of US Hwy 231 & 47th St. (CR 400W) at the north edge of Jasper

TRACTS 1 & 2: *Martin Co.* Continue north on US Hwy 231 7.5 miles to Inman Cemetery Road, turn west .3 to Ziegler Road, then north .4 mile to Tract 2 or .6 mile to Tract 1.

TRACT 3: *Haysville Feed Mill*, 7121 N US Hwy 231, Jasper, IN. (At the junction of US Hwy 231 and St. Rt. 56 at Haysville, IN).

TRACT 4: *Dubois Co.* From the junction of US Hwy 231 & St. Rt. 56 on the southside of Jasper, take Hwy 231 south 1.4 miles to 12th Ave., turn west .7 mile to Old Huntingburg Road, continue on Old Huntingburg Road 1/6 miles to 4 way stop, turn south 1.0 mile to CR 250S, turn west .4 mile to the property.

TRACT 5: *Pike Co.* 9426 E CR 200S, Velpen, IN. From the junction of St. Rt. 56 & St. Rt. 257, south of Otwell, IN, take St. Rt. 257 south 3 mile to CR 200S, turn west .4 mile turn south and proceed to the property.

TRACT 6: *Office Building*. 4342 N US Hwy 231, Jasper, IN (.9 mile north of Home Depot)

TRACT 7: *265 S. Old Huntingburg Road*, Jasper, IN. From the junction of US Hwy 231 and St. Rt. 56, on the southside of Jasper, take Hwy 231 south .8 mile to West Division Road, turn west .8 mile to Old Huntingburg Road, turn south .2 mile to the property.

TRACT 8: *2628 Birk Drive*, Jasper, IN. (Between 26 St. & 30th just east of Hwy 231 in Jasper).



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Real Estate and Auction Company, Inc.

950 N. Liberty Drive,
Columbia City, IN 46725

subject to verification by all parties relying on it. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All persons are responsible for conducting physical inspections in a careful and cautious manner and at their own risk. Seller and Auction Company shall not be responsible for injury to any person during any inspection of the property. **ALL PROPERTY IS OFFERED "AS IS, WHERE IS"; NO WARRANTY OR REPRESENTATION CONCERNING THE PROPERTY, STATED OR IMPLIED, IS MADE BY SELLER, AUCTION COMPANY OR THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, WITHOUT LIMITING THE FOREGOING PROVISION; SELLER, AUCTION COMPANY AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES DISCLAIM ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE.** **AGENCY:** Auction Company and its agents and representatives are exclusively the agents of the Seller. **CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final. **CHANGES:** Please arrive prior to scheduled auction time to inspect any additions or changes to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.** **BANKRUPTCY PROCEEDING:** All property (except certain items of the equipment) is part of the bankruptcy estates described below and is being sold free and clear of liens pursuant to the order of the court. **OWNER:** Burger, et. al., bankruptcy estates (jointly administered) as Case No. 13-70043-BHL-11 in the U.S. Bankruptcy Court, S. Dist. of Ind., Evansville Div.; and Burger Turkey Farms Transit, LLC.

POSSESSION: Unless otherwise announced prior to bidding: (i) possession will be delivered at closing; and (ii) Buyer may elect to begin farming the tillable land prior to closing with an additional 10% down payment, provided that Buyer signs and complies with an approved Pre-Closing Access Agreement. With respect to Tracts 7 and 8, the existing tenants will have been served with notice to vacate as of date a prior to closing. With respect to certain tract(s), the tillable land may be subject to tenant's rights for the remainder of the 2014 crop year (and, with respect to those tracts, all 2014 rent will be assigned to Buyer). Updates regarding existing tenants will be announced prior to bidding. Contact the auction manager for updates in the meantime. **DELIVERY OF TITLE:** The property will be conveyed free and clear of liens but otherwise subject to all matters of record and other permitted exceptions described in the purchase contract. Preliminary title insurance schedules will be available for review prior to the auction. If Buyer elects to purchase title insurance, Buyer shall be responsible for obtaining any such title insurance in a timely manner (without delaying the closing) and for paying all title insurance costs. The costs of the preliminary title work will be charged to the respective Buyers. **SURVEY:** It is expected that all tracts will be conveyed using existing legal descriptions. A new survey will not be provided unless required to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the cost will be charged to the Buyer. **TRACT DESCRIPTIONS:** Tract maps and stated acres are approximations based on county parcel data, current legal descriptions and/or aerial mapping and are not provided as survey products. The stated tillable acres and sizes and dimensions of buildings and fixtures are approximations only. **III. ALL PROPERTY:** An inspection date has been scheduled and will be staffed with auction personnel. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence re: view of the property. The information contained in this brochure and other marketing materials is

SUMMARY OF AUCTION TERMS & CONDITIONS:
I. EQUIPMENT TERMS: All equipment is being sold **ABSOLUTE, WITHOUT RESERVE**, to the highest bidder. 100% of the bid price is due on the day of sale. Upon purchase of any equipment, Buyer assumes all risk of loss and damage. Buyer shall remove the purchased equipment as soon as possible, but not later than June 13, 2014. Buyer assumes all responsibility in connection with the removal of the purchased equipment, including all expenses and all risk of loss, personal injury and/or damage to the purchased equipment or other property. If any certificate of title is not available at the time of sale, Buyer agrees to accept a replacement title to be procured by Seller as soon as possible after the sale. Any need for a replacement title will be announced at the time of sale.
II. REAL ESTATE TERMS:
ABSOLUTE SALE: All real estate is being sold **ABSOLUTE, WITHOUT RESERVE**, to the highest bidder.
BIDDING PROCEDURE: Bids will be accepted on individual tracts. Bids will not be accepted on combined tracts unless otherwise announced prior to bidding.
PURCHASE CONTRACT: The high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.
DOWN PAYMENT: 10% of the bid price is due on the day of sale, with the balance due in cash at closing. The down payment may be made in the form of a 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: Closing will be on or before July 1, 2014, or as soon as possible thereafter upon completion of the survey (if applicable) and Seller's closing documents.
REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.



3 Indiana Counties
Dubois • Martin • Pike

Wednesday
June 11
Equipment: 9AM
Real Estate: 6PM

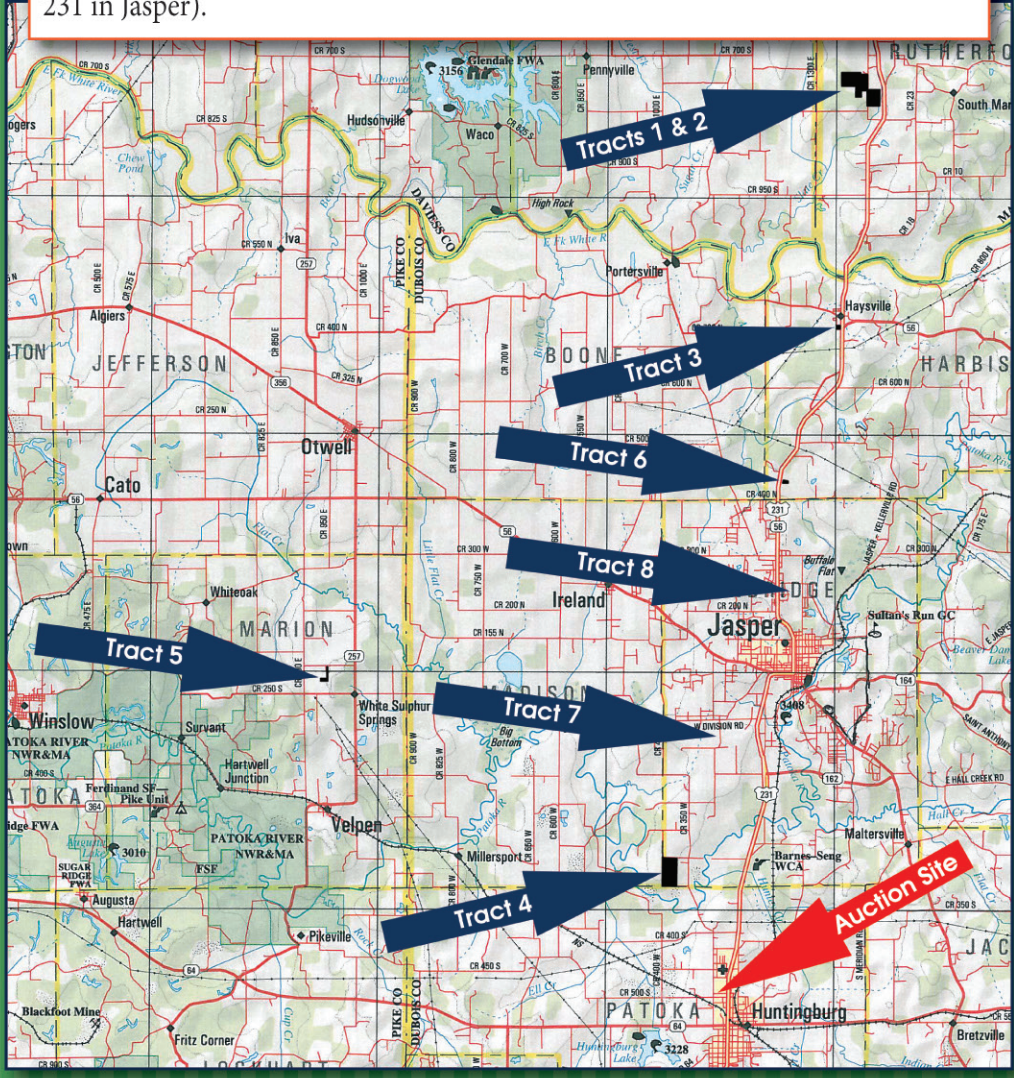


ONLINE BIDDING AVAILABLE



- 8 Tracts
- 18 Turkey Buildings
- Feed Mill
- Office Building
- 2 Homes
- Farm Equipment
- Semi Trucks
- Trailers • Pickups

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8 Tracts • 18 Turkey Buildings • Feed Mill • Office Building
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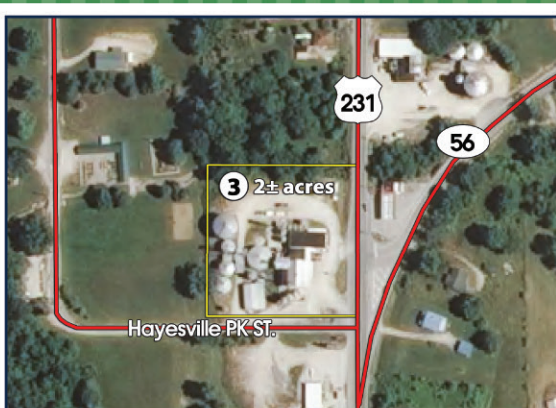
Auction Site: **Huntingburg Event Center,**
 200 E 14th Street, Huntingburg, IN (1 block west of US Hwy 231)

TRACT 1 MARTIN CO. 84± ACRES consisting of tillable cropland, a lake, improved with the following: 50'x600' brooder house; 60'x500' brooder house; 50'x600' finish house and 50'x600' finish house. All have concrete foundations, metal roof and siding, dirt floors and constructed in 2006. Water treatment building. Pump house.



TRACT 2 MARTIN CO. 30± ACRES situated along Ziegler Road, this site is improved with the following: 60'x500' finish house built in 2007; 50'x500' finish house built in 2006; 40'x500' finish house built in 2003; 40'x500' finish house built in 2002; 50'x200' brooder house built in 2006; 40'x250' brooder house built in 2002 with concrete floor. All buildings have a concrete foundation, metal roof and siding, and dirt floor except as stated above. A public water supply provides water to this site. 32'x42' steel sided pole building with one open bay and enclosed shop area.

TRACT 3 HAYSVILLE FEED MILL SITUATED ON A 2± ACRE SITE. The feedmill consists of approximately 142,000 bushel of grain storage total. Features include: 5 large capacity steel grain bins (newest 70,000 bushel Brock); 4 grain legs; grain unloading pit; overhead load out with hopper bottom bins; multiple hopper bottom bulk bins; concrete block office building; feed mill building with Sedenga 3 ton mixer (installed 2006), RMS 12"x30" double roller mill (20 ton per hour) installed 2006; and 30'x50' machine storage building.



TRACT 4 DUBOIS CO. 80± ACRES situated along CR 250S. There are 37± tillable acres with 24 acres in pasture and woods. The balance of the acreage is improved with the following: 60'x400' finish house built in 2006; 60'x600' finish house built in 2005; 50'x600' finish house built in 2005; 45'x580' finish house built in 1978; 60'x250' brooder house built in 2006 and 60'x380' brooder house built in 2005. All have concrete foundations, metal roof and siding, dirt floors and public water supply.



TRACT 5 PIKE CO. 4.6± ACRES improved with the following: 40'x500' finish house built in 1990 and 40'x500' brooder house built in 1990. All have concrete foundations, metal roof and siding, dirt floors and public water. 28'x30' office building with concrete floor and lean-to.



TRACT 6 4342 N US HWY 231. 2± ACRE SITE improved with a single story office building containing approximately 4400 sq. ft. There are 14 offices, reception area, large work area, wood paneled walls, carpet throughout, and men and woman restrooms. The exterior is metal siding, shingle roof and landscaping. Behind the office is a 30'x42' pole building with overhead door and concrete floor.



TRACT 7 1.76± ACRES located at 265 S. Old Huntingburg Road, Jasper, IN. Improved with a ranch style house with a stone exterior, shingle roof, single car attached garage. The lot has mature shade trees and the location is convenient to shopping, schools and dining. This property is being rented for \$450 per month.



TRACT 8 HOUSE located at 2628 Birk Street, Jasper, IN. This property is being rented on a month to month basis for \$450 per month.



Equipment: 9AM (at Tract 4)
SEMI TRUCKS • FARM EQUIPMENT • TRAILERS • PICKUPS



TRACTORS: CI JX 100U w/ FWD, 3pt, 540 pto, 18.4x34 rear tires, w/ CI LX 153 front loader w/ 7' bucket • JD 4720 FWD, cab, 3pt, 540 pto, w/ JD 400X front loader w/ 6' bucket • JD 4710 • CI JX1100U • JD 4230 • MF 1260, FWD, 13.6x24 rear tires, pto w/ Bush Hog 246 front loader w/ 5-1/2' bucket
SEMI TRACTOR/TRAILERS & FEED TRUCKS: 2007 Int 9400i, Cummins ISX engine, Fuller 13spd, 72" sleeper, alum wheels • 2008 Int Pro Star, Cummins engine, Fuller 10spd, 72" sleeper • 2004 Int 9900ix, Cummins ISX engine, Fuller 13spd, sleeper • 2000 Sterling, Detroit series 60 engine, Fuller 10spd, day cab • 2002 Timpte 42' alum hopper bottom, bulk material hoppers, Shur Lock tarp • 2001 Wilson 42' alum hopper bottom, Shur Lock tarp • (4) 2008 Transcraft T-L 2000, 48' turkey transports • 2006 Barrett, alum livestock trailer, double deck, alum wheels, storage boxes • 2005 Warren, 40' alum feed trailer, 27' discharge auger • 1990 Lufkin, 48' turkey transport • 1996 Viking, 48' turkey transport, drop deck • 1986 Lufkin, 48' flat bed trailer • Corn Pro, steel livestock trailer, gooseneck, tandem axle, 32' overall length • 1997 Freightliner, Cummins M11 eng, Fuller 10spd, w/ Warren alum feed bed, 792 sq ft capacity • 1980 Int S 2574, triaxle, w/ Fontaine 22' alum feed bed
PICKUPS, SKID STEER LOADERS, TURKEY EQUIP, MISC.: 2011 GMC Yukon Denali • 2009 Cadillac Escalade • 2009 Saturn View • (2) 2005 Chevy 2500HD • 2005 Chevy 3500 • 2005 Chevy Colorado Z71 • 2006 GMC SL • 2002 Chevy 1500 • 2004 Chevy 1500 Z71 • 1976 Chevy pickup • 1988 GMC C65 feed truck • Case 1845 skid steer loader • Case 1840 skid steer loader • Ingersoll Rand 763 skid steer loader • Bobcat Sweeper 72, 6' rotary sweeper attachment • 10' rotary mower, pull type • pull type sprayer, 450 gal poly tank • Woods RD7200, 3pt, 6' finish mower • (2) Bright Turkey Harvesters w/ 4'x30' conveyor • Frontier, 6' grader blade • New Holland TC35A • Mower attachment to JD 4710 • MF 6' 3pt mower • Misc. attachments • (2) old feed trucks, single axle, steel beds
CHECK OUR WEBSITE FOR A FULL AND COMPLETE LIST OF ITEMS AND PHOTOS!



INSPECTION HEADQUARTERS:
 Tuesday, May 27 • 4:00 – 6:00 PM at Tract 6
 4342 N US 231, Jasper, IN
 Note: Make plans to attend the inspection and this important auction.

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 Co. - 800-451-2709.

OWNER: Burger, et. al., bankruptcy estates (jointly administered) under Case No. 13-70043-BHL-11 in the U.S. Bankruptcy Court, S. Dist. of Ind., Evansville Div.
AUCTION MANAGER:
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