

# TERMS AND CONDITIONS

**PROCEDURE:** This property will be offered in 2 individual tracts with 1 swing tract or as a total 119.65± acre unit. Tract #3 is the swing tract which must be purchased by high bidder on tract #1 or #2, or by adjacent land owner.

**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.**

**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the high bid(s) to determine the Contract Purchase Price.

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about September 19, 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. Current tenant shall retain all rights to the 2014 crop, including the right to harvest the crop and the right to enter upon the land for this purpose. Once 2014 crop is removed, immediate access shall be granted to the Buyer(s).

**REAL ESTATE TAXES:** Property taxes will be prorated to date of closing using the most recent tax statements available. Buyer shall assume any Ditch Assessments due in 2015 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 Boone County FSA Office shall make all acreage and base yield determinations.

**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:** Current legal descriptions shall be used to convey the property if sold as an entire unit. If tracts 1, 2 or 3 are purchased individually a new survey will be required. Any need for a new survey will be determined solely by the Sellers. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

**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 conduction 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 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 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.**

Boone County, In

# LAND AUCTION

119.65± acres  
IN 3 TRACTS

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AUGUST 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
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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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**AUCTION MANAGER:**

**Todd Freeman**  
**Cell: 765.414.7863**  
**Office: 765.379.3567**

ONLINE BIDDING AVAILABLE 

[www.SchraderAuction.com](http://www.SchraderAuction.com)

# LAND AUCTION

Boone County, In

WEDNESDAY, AUGUST 20 • 1PM EST



Tract 1

- 85% Tillable Farm
- 102.03± Total Tillable Acres
- Predominantly Crosbie & Treaty Soils
- Excellent Road Frontage on Hamilton and Boone County Line Rd



Tract 2

119.65± acres  
OFFERED IN 3 TRACTS



Tract 3

ONLINE BIDDING AVAILABLE 



# LAND AUCTION

Boone County, In

WEDNESDAY, AUGUST 20 • 1PM EST

**DIRECTIONS TO FARM:** From the intersection of IN 32 & Highway US 421 (Michigan Road) travel east approximately 2.3 miles to County Line Rd, N CR 1200 E, turn south and farm is located 1/2 mile on the west side of the road. Look for Schrader tract and information signs. The farm is situated on the east side of the Indy Executive Airport off SR 32.



**AUCTION SITE**

**AUCTION LOCATION:**  
The Palomino Ball Room  
481 S 1200 E  
Zionsville, IN 46077  
Directly east of the farm on N CR 1200 E.

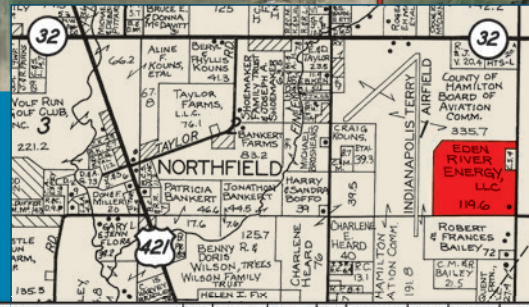
**TRACT 1:** 63.62 ± acres - 57.15 ± tillable acres with 1300' of road frontage along CR 1200 E.

**TRACT 2:** 26.20 ± acres - 19.49 ± tillable acres with 500' of road frontage along CR 1200 E.

**TRACT 3:** 29.83 ± acres - 25.39 ± tillable acres in swing tract. See auctioneers note.

**AUCTIONEER'S NOTE:** Tract #3 is a swing tract that must be purchased by high bidder on tracts 1 or 2, or by adjacent land owner.

**OWNER:** Eden River Energy, LLC



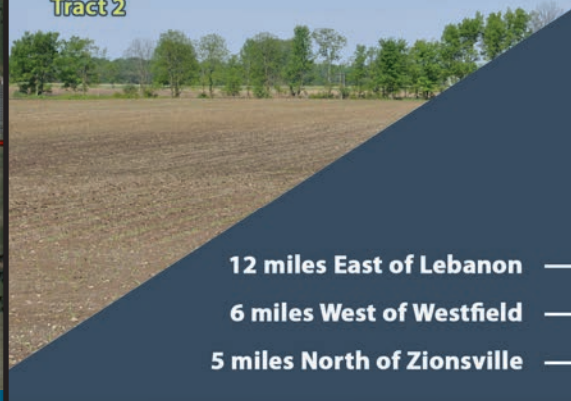
Code	Soil Description	Acres	Percent of field	Non-ir Class	Com	Cross legume hay	Pasture	Soybeans	Winter wheat	
CudA	Croby silt loam, 0 to 2 percent slopes	64.97	54.2%	III	141	4.8	9.3	46	63	
ThrA	Treaty silt clay loam, 0 to 1 percent slopes	37.90	31.6%	III	183	6.1	12	53	24	
SidAW	Shoals silt loam, 0 to 2 percent slopes, occasionally Rooded, very brief duration	7.58	6.3%	III	143	5.7	10.5	46	64	
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	5.90	4.9%	III	141	4.8	9.2	49	63	
WofB	Williamstown-Croby silt loams, 2 to 4 percent slopes	3.51	2.9%	III	144	4.8	9.5	49	65	
MnpC2	Miami silt loam, 6 to 12 percent slopes, eroded	0.08	0.1%	III	132	4.4	8.8	48	69	
Weighted Average						184.5	8.1	10.2	48.4	66.4

Tract 1

# 119.65± acres

OFFERED IN 3 TRACTS

Tract 2

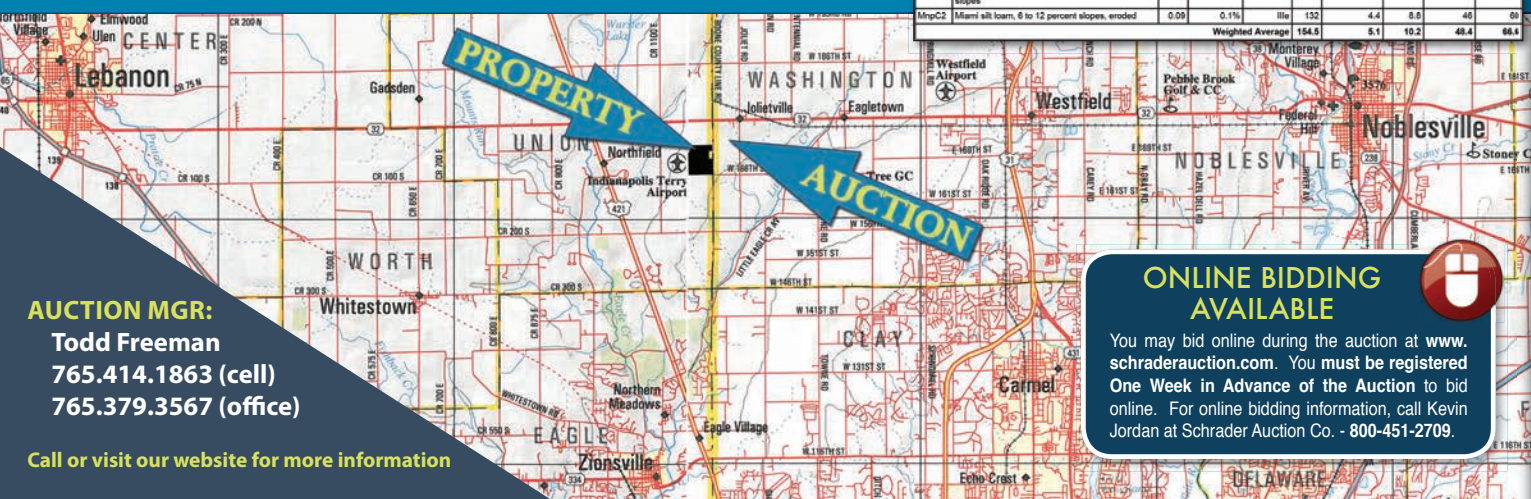


12 miles East of Lebanon  
6 miles West of Westfield  
5 miles North of Zionsville

Tract 3



**INSPECTION DATE:**  
Saturday, July 26th  
from 9-11AM  
Meet Todd at the Farm on Tract #1



**AUCTION MGR:**  
Todd Freeman  
765.414.1863 (cell)  
765.379.3567 (office)

Call or visit our website for more information

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.



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