

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 223± 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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.

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.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

DEED: Seller shall provide Executors Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 18, 2014, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to tenant's rights for the 2014 growing crop.

REAL ESTATE TAXES: Seller shall pay the 2014 real estate taxes due and payable in 2015. Buyer(s) will pay the 2015 real estate taxes due and payable in 2016 and any ditch tax due in 2015 and thereafter.

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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 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 PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Land 223± acres in 3 tracts South of Crawfordsville, IN AUCTION

RC-938



950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

#AC83001504 #AU01005815 #AU09200182



NOVEMBER 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

AUCTION MANAGERS:

Jim Hayworth & Jimmy Hayworth
765.427.1913 or 888.808.8680
auctions@schraderauction.com

www.SchraderAuction.com

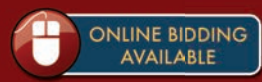
Land 223± acres in 3 tracts South of Crawfordsville, IN AUCTION



Thursday, November 6 at 6pm EST

» Quality Soils

» Productive Tillable Land



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Land **223±** acres in 3 tracts South of Crawfordsville, IN

AUCTION

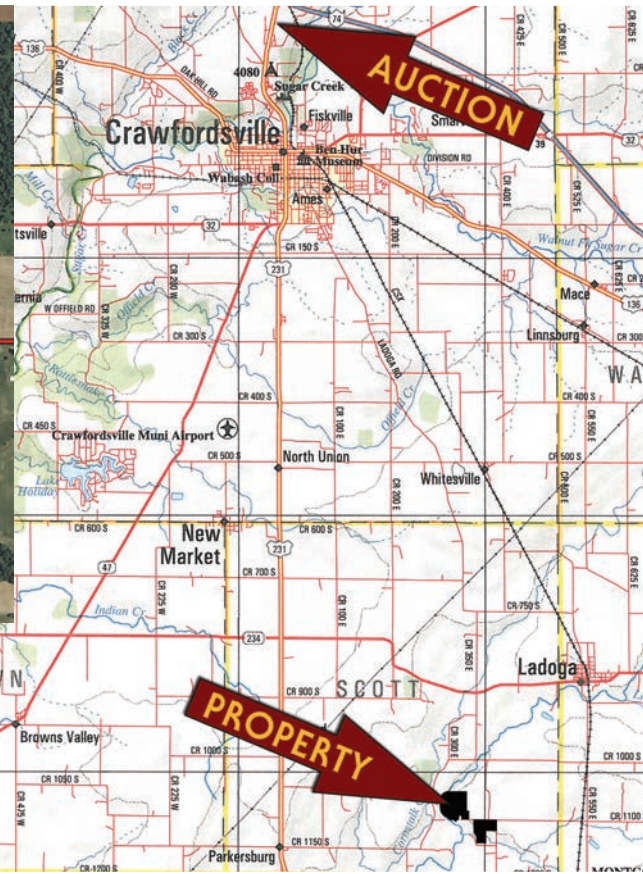
Thursday, November 6 at 6pm EST

QUALITY SOILS • PRODUCTIVE TILLABLE LAND

» **PROPERTY LOCATION:** From the intersection of I-74 & US 231, take US 231 approximately 12 miles (8 miles south of Crawfordsville) to SR 234, then take SR 234 3.5 miles east to CR 350E, then go 1 mile south on CR 350E to CR 1000S, then take CR 1000S ¼ mile east to CR 375E, take CR 375E 1 mile south to CR 1100S.

Tracts 1 & 2 are located west of the intersection of CR 375E and on CR 1100S.

Tract 3 is at the intersection of 375E and 1100S.



» **AUCTION LOCATION:** Quality Inn, 2500 Lafayette Road, Crawfordsville, IN, located approximately ½ mile south of I-74 on US 231.

1 TRACT 1: 144± acre tract of land with 128.92 acres that are tillable per FSA office. This tract has quality soils, frontage on Raccoon Creek and CR 1100S.



2 TRACT 2: 53± acre tract of land with tillable land and wooded land. This tract also has frontage along Haw Creek and CR 1100S.



3 TRACT 3: 25± acre tract of land, quality soils, productive tillable land. This tract has frontage on CR 1100S and CR 375E.



Inspection **DATES** <<
Thurs., Sept. 25 • 4-6pm EST
Thurs., Oct. 16 • 4-6pm EST
Meet Jim Hayworth at Tract 1.

» **REAL ESTATE TAXES:**

Tract 1 - \$2,226.89/6 mo.

Tract 2 - \$1,022.86/6 mo.

Tract 3 - \$314.20/6 mo.

The tax information will include the farm house and some land that a seller will be retaining.

» **OWNER:** Sherman and Judy Byrd Estate



AUCTION MANAGERS:
Jim Hayworth & Jimmy Hayworth
765.427.1913 or 888.808.8680

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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.

FSA INFORMATION

Farm #1083		Farmland 255.8 Ac.	
		Cropland 206.18 Ac.	
Crop	Base	Call Jim Hayworth for last 5 year yields.	
Corn	131.7 ac.		
Soybeans	61.7 ac.		

NOTE: One of the sellers is retaining the house and farm and wooded land; therefore the FSA info will not be correct at this time.

