

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, and as a total 178.928 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

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.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, 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. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing. Immediate possession with additional 10% down or total of 20% down.

REAL ESTATE TAXES: Seller shall pay all 2014 real estate taxes due and payable in 2015. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on surveys and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. 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. A recent survey has been completed for Tracts 1 and 3 on a combined basis and Tract 2 individually. It is anticipated that the only need for a new survey will be in the event Tracts 1 and 3 are sold separately from one another. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres only on Tract 1 if sold separately or in combination with Tract 2.

PLANNING APPROVAL: The sale of all tracts is subject to any governmental planning approval or other necessary governmental approval. The real estate is being offered for agricultural purposes, and any construction on the property may require governmental approval.

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. An inspection date has 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.

EASEMENTS: Subject to any and all existing easements.

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.
Some photos are for illustrative purposes only and are not of the auction property.

SCHRADER
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DECEMBER 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			

178.9±
ACRES IN 3 TRACTS

- EXCELLENT QUALITY SOILS
- NEARLY 50% BROOKSTON LOAM
- EXCELLENT LOCATION
- Almost All Tillable except for building site

NORTHEAST OF RENSSELAER, IN

JASPER COUNTY
NORTHEAST OF
RENSSELAER, IN

178.9±
ACRES
IN 3 TRACTS



ONLINE BIDDING
AVAILABLE

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NEARLY 50% BROOKSTON LOAM
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Almost All Tillable except for building site



REAL ESTATE
AUCTION

Thursday, December 18

5:00 PM CENTRAL

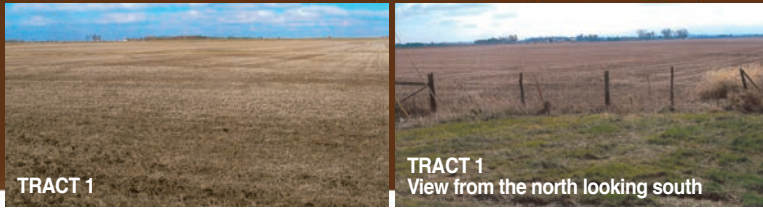
at the Knights of Columbus, Rensselaer, IN



178.9[±] ACRES REAL ESTATE AUCTION

Thursday, December 18 5:00 PM CENTRAL

NORTHEAST OF RENSSELAER, IN • JASPER COUNTY



TRACT 1

TRACT 1 View from the north looking south



TRACT 2

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.

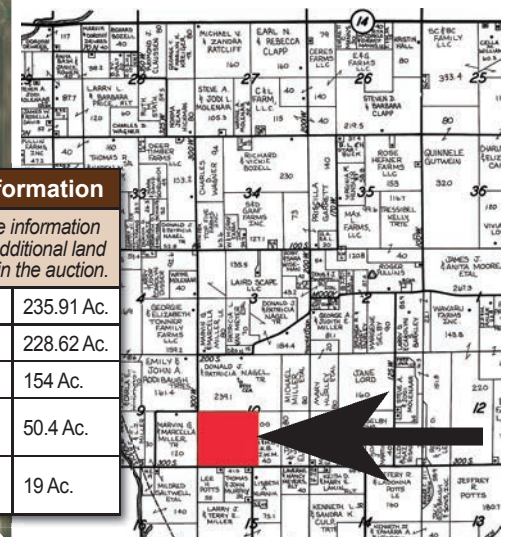
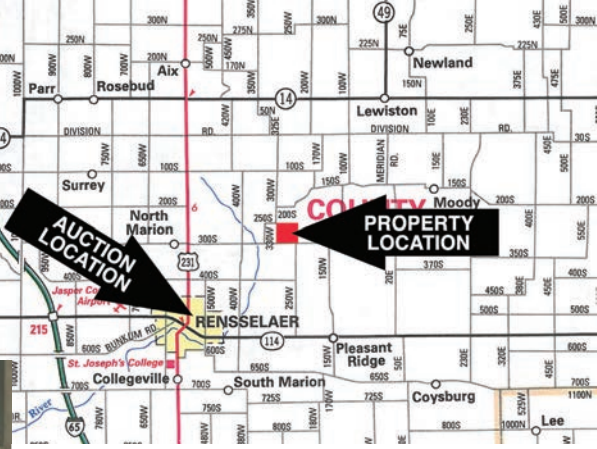
Area Symbol: IN073, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Pasture	Corn	Grass legume hay	Soybeans	Winter wheat	
Br	Brookston loam	92.44	51.7%		Ilw	12	172	6	49	70	
CoB	Corwin loam, moderately permeable, 1 to 3 percent slopes	33.59	18.8%		Ile	9	145	5	48	66	
PaB	Parr fine sandy loam, 2 to 6 percent slopes	33.46	18.7%		Ile	10	145	5	47	73	
Rs	Rensselaer fine sandy loam, till substratum	8.17	4.6%		Ilw	11	170	6	47	68	
MeB	Metamora fine sandy loam, moderately permeable, 1 to 4 percent slopes	7.38	4.1%		Ile	9	145	5	46	66	
Rw	Rensselaer, till substratum-Wolcott complex	3.26	1.8%		Ilw	12	175	6	49	70	
Mu	Morocco loamy sand	0.53	0.3%		Ills	7	100	3	29	45	
Weighted Average							10.9	160.5	5.6	48.2	69.5

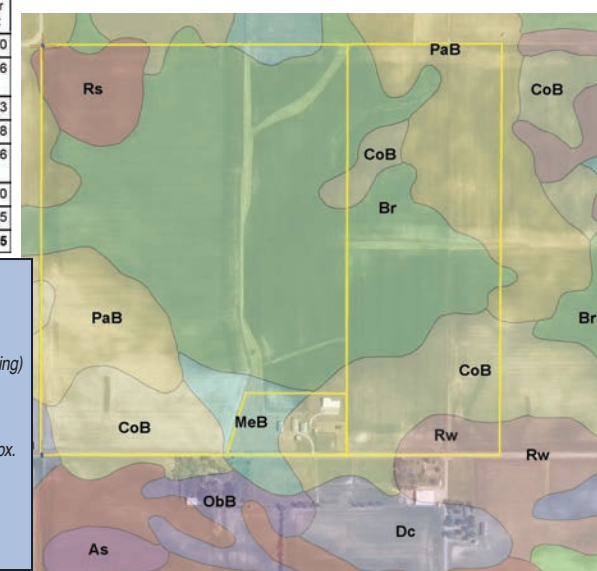
FSA Information

Note: The information contains additional land that is not in the auction.

Farmland	235.91 Ac.
Cropland	228.62 Ac.
Corn Base	154 Ac.
Soybean Base	50.4 Ac.
Wheat Base	19 Ac.



INSPECTION DATE:
MONDAY, DECEMBER 8th, 2-4 PM Central.
 Meet a Schrader Representative at Tract 3.
 Or for a private showing, call Sale Manager.



AUCTION LOCATION: Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go approximately .4 miles to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east (right) on E. Vine St. and go 1 block to auction site.

PROPERTY LOCATION: From Rensselaer, IN on US 231, take US 231 approximately 1 mile north to CR 300 S (Amsler Rd), then take CR 300 S (Amsler Rd), east approximately 3 miles; the property is on the north side of CR 300 S (Amsler Rd).

TRACT INFORMATION:

TRACT 1: 112.7± acre parcel of land, mostly all tillable. This tract has frontage on CR 300 S (Amsler Rd) and quality soils.

TRACT 2: 59.6± acre tract of land, quality soils, mostly all tillable. This tract has frontage on CR 300 S (Amsler Rd).

TRACT 3: 6.5± acre improvement site with buildings, pasture land and frontage on CR 300 S (Amsler Rd). This tract contains the following improvements: 36'x56' tool shed, wood frame, metal siding and roof, it also has electric and (2) sliding doors; 28'x60' corn crib, wood frame, siding and metal roof with concrete floors; 50'x90' equipment storage building, wood frame, metal siding and roof and open to the south; 24'x80' concrete block building with asphalt shingle roof, (3) sliding doors; also a small grain bin and other building; well; and electric on site. Note: the dimensions and sizes are from Jasper County Assessor's sheet.

OWNERS: MERL & MARTHA BRANSON, ALICIA BOWMAN

Sale Managers: Jim Hayworth 1-888-808-8680 or 765-427-1913
 Matt Wiseman 866-419-7223 or 219-689-4373
 Jimmy Hayworth

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TRACT 3



TRACT 3 - Tool Shed



TRACT 3 - Corn Crib



TRACT 3 - Well

REAL ESTATE TAXES:
 2013 - Payable 2014
 200 Acres - \$2807.36/year
 40 Acres - \$507.36/year
 (incl. taxes on approx. 60 Ac. not selling)
DITCH CONSERVANCY:
 200 Acres - \$31.20/year
 40 Acres - \$5.64/year
 (incl. drainage assessment on approx. 60 Ac. not selling)