

716[±] Acres Prime Farmland

AUCTION LOCATION:

Angie's Place, 1007 17th Street, Logansport, IN.

From the west side of Logansport at the intersection of US 24 and US 35, take old US 24 (Market Street) into Logansport to 17th Street. Travel south on 17th Street 6 blocks to Angie's Place.

PROPERTY LOCATION:

From the south side of Logansport at the intersection of US 24 and SR 29, go south on SR 29, 3-1/2 miles to the northwest corner of the property. Property is located on the east side of SR 29.

AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

SELLER'S ACCEPTANCE: The auction is "with reserve"; the final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: Each successful bidder will be required to sign a purchase contract, in the form provided in the bidder packets, at the auction site immediately following the close of the auction. 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

due and payable in 2016. Buyer to assume taxes thereafter.

EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will pay for the issuance of a standard owner's title insurance policy in the amount of the purchase price.

DELIVERY OF TITLE: The property will be conveyed by warranty deed, free and clear of liens but otherwise subject to all easements and other matters of record and other permitted exceptions described in the purchase contract.

UPON FINANCING: So be sure you have arranged financing if needed, and are capable of paying cash at closing.

CLOSING: There will be a split closing with half of the property closing in the last week of December 2015 and the other half closing during the first two weeks of January 2016.

POSSESSION: Possession will be given at closing.

REAL ESTATE TAXES: Seller to pay 2015 taxes



TUESDAY, NOVEMBER 3 • 6 PM

Auction held at Angie's Place, Logansport, IN

Prime Farmland AUCTION

ONLINE BIDDING AVAILABLE

• Ideal for Large Modern Equipment

- Frontage on Two State Roads
- Excellent Corn and Soybean Yields
- 200+ Bu. Corn/Acre
- Mile Long Fields
- Roads on 4 Sides / Easy Access

OFFERED IN 8 TRACTS

716[±] Acres

ONE LARGE CONTIGUOUS FIELD

4 MILES SOUTH OF LOGANSPORT, IN

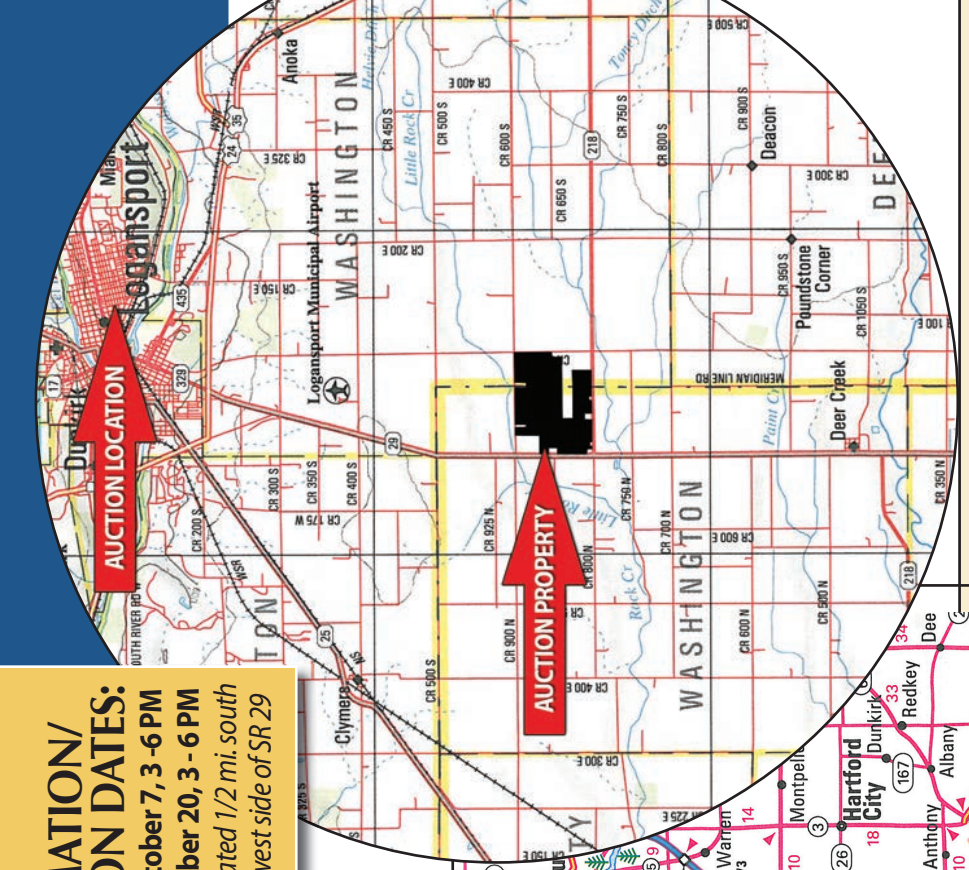
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ONLINE BIDDING AVAILABLE

INFORMATION/INSPECTION DATES:
Wednesday, October 7, 3 - 6 PM
& Tuesday, October 20, 3 - 6 PM
 Inspection Site located 1/2 mi. south of Tract 1 on the west side of SR 29



will be provided only as deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the survey costs will be shared equally (50/50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference, in excess of one (1) acre, between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.

TRACT MAPS, ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions, existing surveys and/or aerial mapping. The marketing materials are not provided as survey products.

PLANNING APPROVAL: The auction property is offered as crop production land. Buyer assumes all responsibility after closing for obtaining any necessary county planning approvals and satisfying all local requirements in connection with any future construction or development.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Owner and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.

DISCLAIMER AND ABSENCE OF WARRANTIES: THIS PROPERTY IS OFFERED "AS IS, WHERE IS," NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for having completed, prior to the auction, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller and Auction Company assume no liability for any inaccuracies, omissions or errors in such materials. All sketches and dimensions are approximate.

AGENCY: Schradler Real Estate and Auction Company, Inc. 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 direction and discretion of the auctioneer. Seller and Seller's agents 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 changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIALS AND ANY OTHER ORAL STATEMENTS MADE.** **OWNER:** Ben Dillon

Follow us on:

800.451.2709
 SchradlerAuction.com



NOVEMBER 2015						
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					



950 N. Liberty Drive,
 Columbia City, IN 46725
 260-244-7606 • 800-451-2709
 email: auctions@schraderauction.com
 Auctioneer: Rex D. Schradler II
 #A6001504, #AU09200182



ONE LARGE CONTIGUOUS FIELD

4 MILES SOUTH OF LOGANSPORT, IN

ONE LARGE CONTIGUOUS FIELD

716[±] Acres

OFFERED IN 8 TRACTS

- Excellent Corn and Soybean Yields
- 200+ Bu. Corn/Acre
- Mile Long Fields
- Roads on 4 Sides / Easy Access
- Frontage on Two State Roads
- Ideal for Large Modern Equipment

ONLINE BIDDING AVAILABLE

4 MILES SOUTH OF LOGANSPORT, IN

Rare opportunity to purchase one large contiguous field with frontage on 4 roads.

This could be the largest contiguous field in either Carroll or Cass County. BE PREPARED TO BID YOUR PRICE.

Prime Farmland AUCTION

TUESDAY, NOVEMBER 3 • 6 PM

Auction held at Angie's Place, Logansport, IN

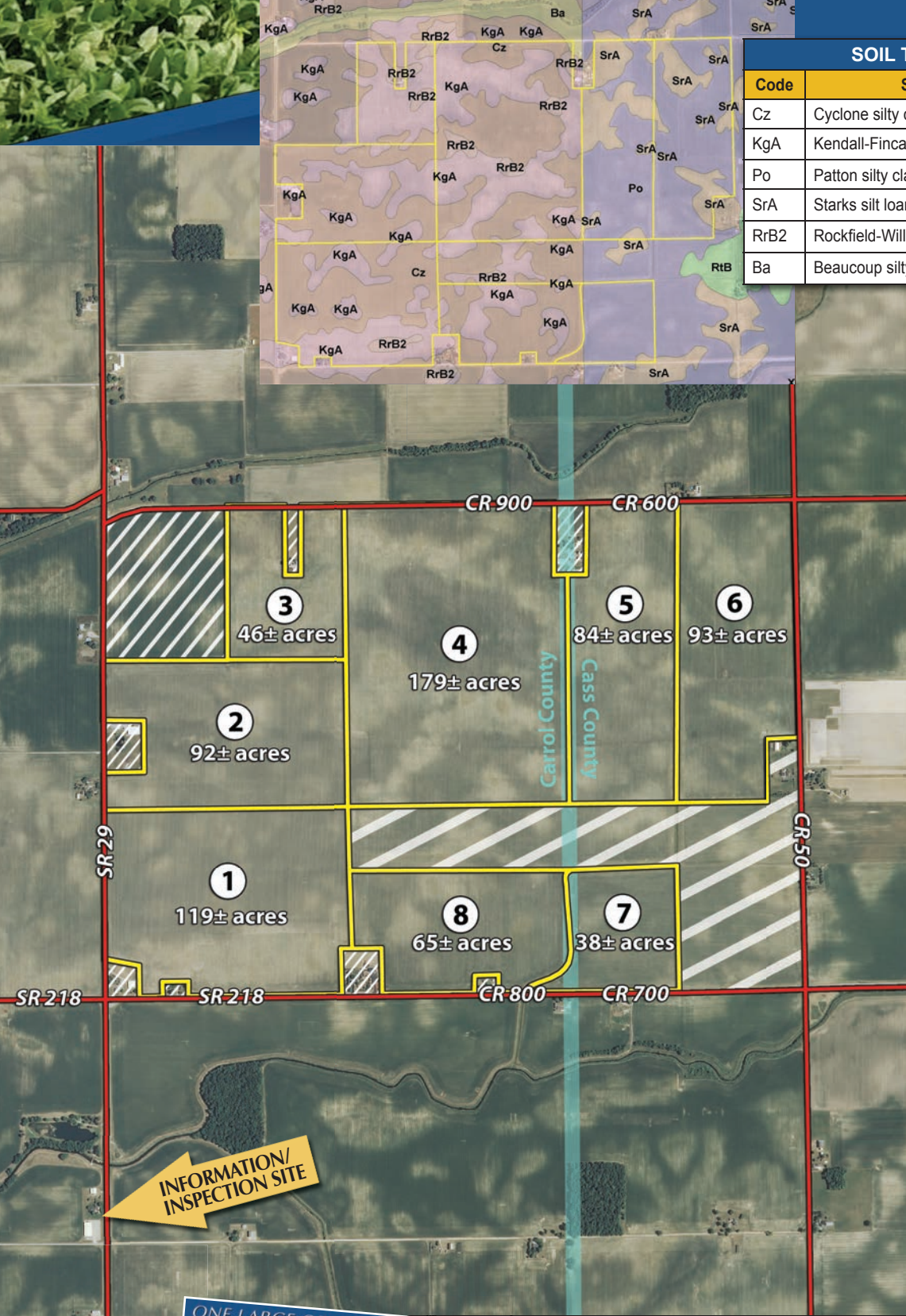
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SOIL TYPES	
Code	Soil Name
Cz	Cyclone silty clay loam
KgA	Kendall-Fincastle silt loams
Po	Patton silty clay loam
SrA	Starks silt loam
RrB2	Rockfield-Williamstown complex
Ba	Beaucoup silty clay loam



ONLINE BIDDING
 You may bid online during the auction at www.schraderauction.com. You must register by October 27th to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

TRACT 1 - 119± acres of tillable prime farm land with a WPI rating of 173. This tract has frontage on SR 29 and SR 218 (Co Rd 800 in Carroll County). The two primary soil types are Cyclone silty clay loam and Kendall-Fincastle silt loam.

TRACT 2 - 92± acres of tillable prime farm land with a WPI rating of 177. This tract has easy access from SR 29. The two primary soil types are Cyclone silty clay loam and Kendall-Fincastle silt loam.

TRACT 3 - 46± acres of tillable prime farm land with a WPI rating of 157. This tract has frontage on CR 900 in Carroll County. The two primary soil types are Kendall-Fincastle silt loam and Cyclone silty clay loam.

TRACT 4 - 179± acres of tillable prime farmland with a WPI rating of 169. This tract has easy access from CR 900 in Carroll County. The two predominate soil types are Cyclone silty clay loam and Kendall-Fincastle silt loam.

TRACT 5 - 84± acres of tillable prime farm land with a WPI rating of 168. This tract has frontage on CR 600 in Cass County or CR 900 in Carroll County. The two predominate soil types are Patton silty clay loam and Starks silt loam.

TRACT 6 - 93± acres of tillable prime farm land with a WPI rating of 169. This tract has frontage on CR 600 and CR 50. The two predominate soil types are Patton silty clay loam and Starks silt loam.

TRACT 7 - 38± acres of tillable prime farm land with a WPI rating of 175. The primary soil type on this rate is Patton silty clay loam. This tract has frontage on SR 218 or CR 700 in Cass County.

TRACT 8 - 65± acres of tillable prime farm land with a WPI rating of 177. This tract has frontage on SR 218 or CR 800 in Carroll County. The two predominate soil types on this tract are Cyclone silty loam and Kendall-Fincastle silt loam.

The way this farm is subdivided offers something for the smaller, medium and large acreage buyers. Create the combination of tracts that offers the optimum purchase for your operation. This is a rare opportunity to design a purchase of prime farmland that best fits your needs at your price.

*THE PHRASE "ALL TILLABLE" MEANS ALL TILLABLE EXCEPT ROAD RIGHT OF WAY OR OPEN DITCH.

"WPI" MEANS "WEIGHTED PRODUCTIVE INDEX."

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 716 Acres
 4 MILES SOUTH OF LOGANSPORT, IN

INFORMATION BOOKLET
 Rare opportunity to purchase a large
 Prime Farmland AUCTION
 TUESDAY, NOVEMBER 3 • 6 PM

Contact Auction Company for detailed information booklet including FSA summaries, soil maps, tile maps, assessments, tax information and other information.

