

ACTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 166± acre unit. There will be open bidding on all tracts and combinations during the auction.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2016 taxes due in 2017 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 date has been scheduled and will be started 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 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

EVIDENCE 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 Seller's acceptance or rejection.

DEED: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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 Seller's acceptance or rejection.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of making the 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.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts and as a total 166± acre unit. There will be open bidding on all tracts and combinations during the auction.

POSSESSION: Possession is at closing subject to the harvest of the 2015 crop.

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 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 party's responsibility for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by 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

DENGE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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OCTOBER 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
				31		

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Thursday, October 29th
6 PM

LAND AUCTION

CASS COUNTY • WALTON, IN

166± ACRES
offered in 4 tracts

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CASS COUNTY • WALTON, IN

166± ACRES
offered in 4 tracts

Excellent soils
Excellent location
High percent tillable

Auction Location: Walton Christian Church
Property Location: 6 miles SE of Logansport, IN / 12 miles NW of Kokomo, IN on US 35 in Walton, IN

ONLINE BIDDING AVAILABLE



CASS COUNTY WALTON, IN

LAND AUCTION

Thursday, October 29th
6 PM

166[±] ACRES

offered in 4 tracts



PROPERTY LOCATION: From Walton, IN at the intersection of SR 218 & US 35; take US 35, 1 mile south to CR 800S, then take CR 800S west to the property

AUCTION LOCATION: Walton Christian Church, 101 W. Bishop Street and US 35 Walton, IN

TRACT INFORMATION:

166[±] Acres

Tract 1: 45[±] acres, mostly all tillable (39.42 acres per FSA) except for road frontage. This tract has excellent soils and frontage on US 35, CR 800S and CR 700E.

Tract 2: 20[±] acre parcel of land with excellent soils with 2 small grain bins and a 50'x50' tool shed (per Cass Co. Assessor sheet). This tract has road frontage on CR 700E.

Tract 3: 39[±] acre parcel of land with excellent soils, high % tillable and with a small creek on the NE corner of this tract. This tract has frontage on CR 700E.

Tract 4: Tract #4: 62[±] acre tract of land with excellent soils, with 61.47 acres tillable (per Cass Co. FSA office). This tract has frontage on CR 800S.

REAL ESTATE AND DITCH TAX:

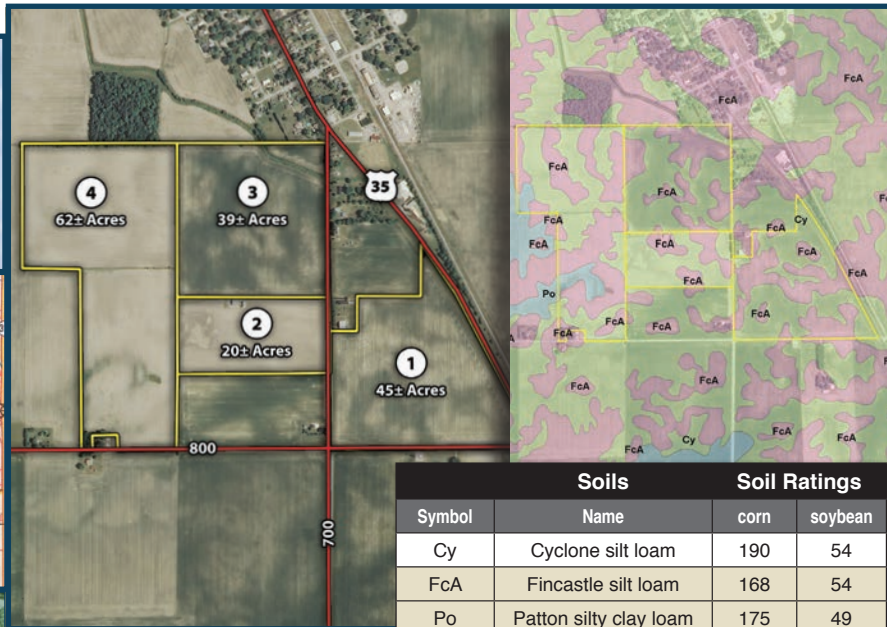
Real Estate: Tract #1: \$774.80/6 mo. Tract #2, 3 & 4: \$2,218/6 mo.

Ditch: Tract #1: \$136.16/yr. Tract #2, 3 & 4: \$370.38/yr.

Note: Mr. Shuman signed an Oil & Gas Lease Agreement with Countrymark Energy Resources LLC on August 23, 2012.

**Farm Land: 162.21[±] Ac. • Crop Land: 158.65[±] Ac.
Corn Base: 124.6[±] Ac. • Soy Beans: 32.3[±] Ac.**

Inspection Date: October 1st, 3-5 PM at Tract #2



Symbol	Soils	Soil Ratings	
		corn	soybean
Cy	Cyclone silt loam	190	54
FcA	Fincastle silt loam	168	54
Po	Patton silty clay loam	175	49
Weighted Average		180.1	53.9

**ONLINE BIDDING
AVAILABLE**

SCHRADER
Real Estate and Auction Company, Inc.

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AUCTION MANAGERS: Jim Hayworth, Jimmy Hayworth
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