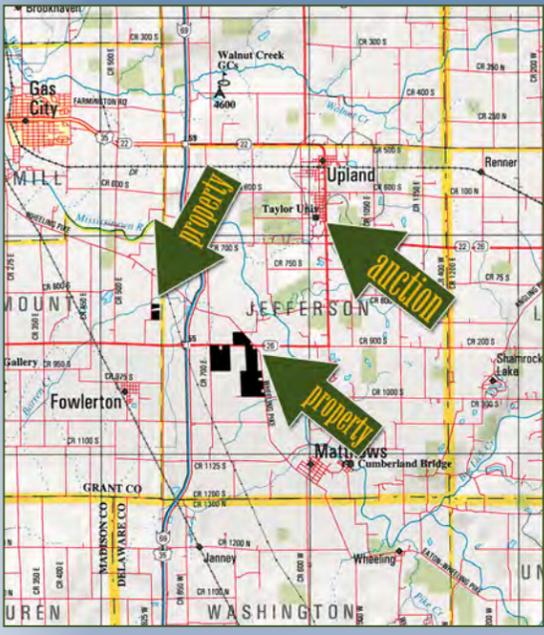




**AUCTION HELD:**  
**Taylor University,**  
**Hodson Dining Commons**  
**Upland, IN 46989**

**PROPERTY LOCATION:**

From the intersection of S.R. 26/I-69 – Tracts 1, 2, & 5 are approx. 1/2 mile to 1 mile East of the interchange on S.R. 26. Tracts 3 & 4 – Go 1 mile East of the interchange on S.R. 26 to Wheeling Pike. Turn right (South) and go 1/2 mile to Tracts 3 & 4. Tracts 6 & 7 – from the interchange go West on S.R. 26 approx. 3/4 mile to C.R. 562 E. Turn right (North) and go approx. 1/2 mile to Tract 6.



**INSPECTIONS: Sat., June 23, 9am-Noon; Thurs., July 5, 5pm-8pm**  
**Meet Rick Williams at the South end of Tract 4**

**TERMS & CONDITIONS:**

**PROCEDURE:** This property will be offered in 7 individual tracts, any combination of tracts or as a whole 472+ acre property. The property will be sold in the manner resulting in the highest total sale price.  
**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.**  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.  
**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.  
**POSSESSION:** Possession on the tillable acreage will be given after the 2018 crops are harvested. Seller will credit the Buyer(s) with a portion of 2018 cash rent payment at closing.  
**REAL ESTATE TAXES:** 2018 real estate taxes due in 2019 shall be prorated to the date of closing. Buyer shall assume any Ditch Assessments due in 2019 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 property is enrolled at the Grant County FSA office in Marion, IN. Call Auction Co. for detailed FSA data.  
**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 Sellers, if any.  
**SURVEY:** AT THE SELLER'S OPTION, the Sellers shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey shall be determined solely by the Sellers, cost of the survey will be split 50:50 between Buyer(s) and 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. The adjustments will be made only on tracts or combination of tracts that do not contain improvements. Tracts bid in combinations shall receive a perimeter survey only.  
**DEED RECORDING:** Deeds shall be recorded in the order designated by the Seller.  
**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.**

**472+ acres**



**SCHRADER**  
**Real Estate & Auction Co., Inc.**  
 950 N Liberty Dr.,  
 Columbia City, IN 46725

**Auction Managers: Rick Williams, 765-639-2394**  
**email: auctions@schraderauction.com**

| JULY 2018 |     |     |     |     |     |     |
|-----------|-----|-----|-----|-----|-----|-----|
| 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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# 472+ ACRES IN 7 TRACTS

Online Bidding Available  
 460 Highly Productive Cropland Acres  
 1031 Exchange Opportunity  
 Close Proximity to 4 Ethanol Plants

## AUCTION | Thursday, July 26<sup>th</sup> 6:00pm EDT

Tract 1

ONLINE BIDDING AVAILABLE

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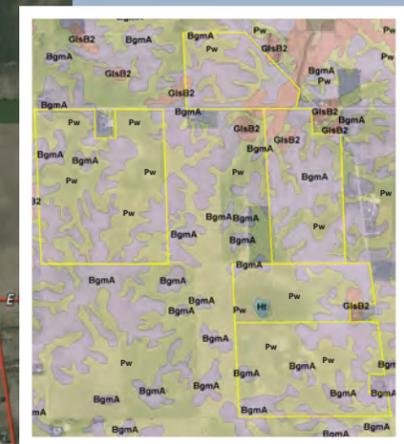
# 472<sup>±</sup> ACRES IN 7 TRACTS



## AUCTION | Thursday, July 26<sup>th</sup> 6:00pm EDT



**Close Proximity  
to 4 Ethanol Plants!**



| SOILS  |          |
|--------|----------|
| Symbol | Name     |
| Pw     | Pewamo   |
| BgmA   | Blount   |
| GrB2   | Glynwood |
| Ht     | Houghton |



### TRACT DESCRIPTIONS:

**TRACT 1: 131± ACRES** with 129.88 tillable per FSA records. This tract features excellent Pewamo Silty Clay Loam and Blount Silt Loam Soils. Tract 1 has road frontage on both S.R. 26 & C.R. 700 E.

**TRACT 2: 75.5± ACRES** all tillable cropland (76.31 tillable per FSA records). Tract 2 has road frontage on S.R. 26 and features mostly Blount Silt Loam soil with the balance being Pewamo Silty Clay Loam. Tract 2 has both a surface drain and the Hardy county regulated 18" tile located near the North end.

**TRACT 3: 53.5± ACRES** with approx. 52 tillable acres. The predominate soil type is Pewamo Silty Clay Loam. The Hardy county regulated drain is located on the West side of this tract. Tract 3 has road frontage on Wheeling Pike.

**TRACT 4: 93± ACRES** nearly all tillable cropland with road frontage on Wheeling Pike. The predominate soil types are Pewamo Silty Clay Loam and Blount Silt Loam. Note: Per the FSA records, Tracts 3 & 4 combined have a total of 144.93 tillable acres.

**Auctioneers Note: Combine Tracts 1 – 4 for a total of 353 acres, approximately 99% tillable cropland.**

**TRACT 5: 50± ACRES** with 47.82 tillable per FSA records. Tract 5 features mostly Blount Silt Loam soil with some Pewamo Silty Clay Loam and Glynwood Clay Loam making up the balance. This tract has an excellent drainage outlet via the 18" Hardy county regulated drain on the East end of the field. Tract 5 has road frontage on S.R. 26 and Wheeling Pike.

**TRACT 6: 47± ACRES** with 46.84 tillable per FSA records. This tract features mostly Blount Silt Loam and Pewamo Silty Clay Loam soils. Tract 6 has road frontage on C.R. 575 E.

**TRACT 7: 22± ACRES** with 16.16 tillable per FSA records. This tract also features 5 acres enrolled in the Filter Strip program with annual payments. Call for more details. Excellent drainage outlet via the Barren open ditch. Road frontage on C.R. 575 E.

**Auctioneers Note: Seller will credit buyer(s) at closing for a portion the 2018 cash rent at a rate of \$55/tillable acre per tract.**

**All Buyer(s) shall reimburse the current tenant farmer at closing for fertilizer already applied. Call auction manager for more details.**

**Call Auction Manager for a detailed Information Booklet**



### Inspection Dates:

**Saturday, June 23, 9 a.m. - 12 Noon**  
**Thursday, July 5, 5 p.m. - 8 p.m.**

*Meet Rick Williams at the South end of Tract 4*

**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 Schrader Auction Co. - 800-451-2709.



**SCHRADER** 800-451-2709  
Real Estate & Auction Co., Inc. 260-244-7606

Seller: Dan Campbell Farms, Inc., Dan Campbell Revoc. Trust, Dan Campbell, Camel Kids, LLC.  
H. Joseph Certain of Kiley, Harker & Certain, Trust Attorney  
Sale Managers: Rick Williams 765-639-2394

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