

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 184± 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 an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 15 days after insurable title is presented.

POSSESSION: Possession is at closing, subject to rights of the current tenants.

REAL ESTATE TAXES: Real estate taxes will be prorated to date of closing. Buyer(s) shall assume any taxes 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.



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OCTOBER	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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ALLEN COUNTY, INDIANA

AUCTION

TILLABLE & WOODED
184± ACRES
IN 3 TRACTS



6:00PM • TUESDAY
OCTOBER 29

Field of Roanoke Baptist Church
Online Bidding Available

ALLEN COUNTY, INDIANA

AUCTION

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184± ACRES
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at Roanoke Baptist Church Online Bidding Available



ALLEN COUNTY, INDIANA

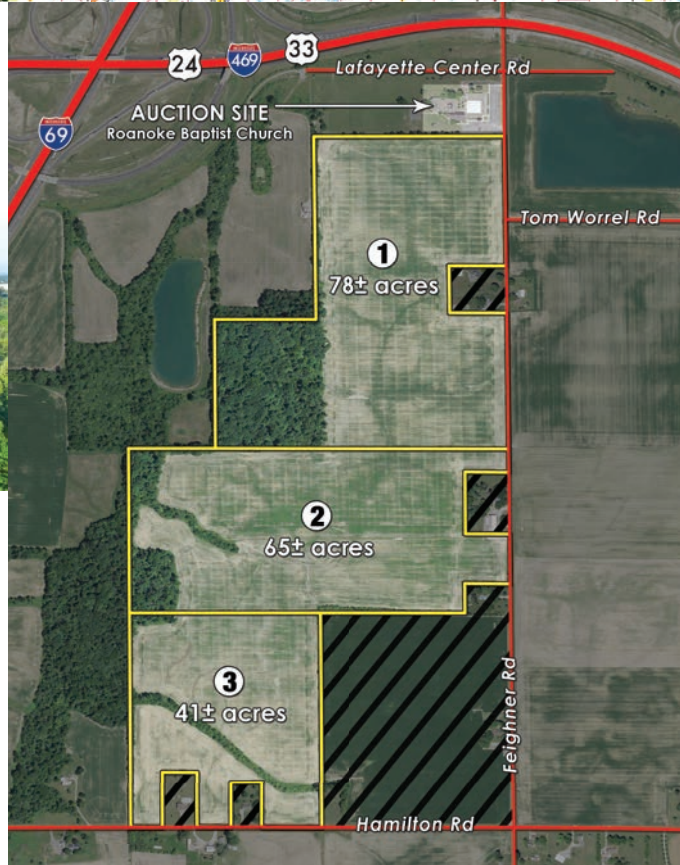
AUCTION

6:00PM • TUESDAY

OCTOBER 29

AUCTION LOCATION: Roanoke Baptist Church, 11015 Lafayette Center Rd, Roanoke, IN. Located on Lafayette Center Rd west of Feighner Rd. Just north of property.

PROPERTY LOCATION: From Zanesville travel north on Feighner Rd 2.5 miles. From I-469 take Exit 1 (Lafayette Center Rd) southwest along Tom Worrel Rd to property.



TILLABLE & WOODED

184[±] ACRES IN 3 TRACTS

TRACT 1: 78± acres with approx. 1,845 feet frontage on Feighner Rd. 62± tillable acres. Soils are Blount, Pewamo & Glynwood. 15± acres of woods.

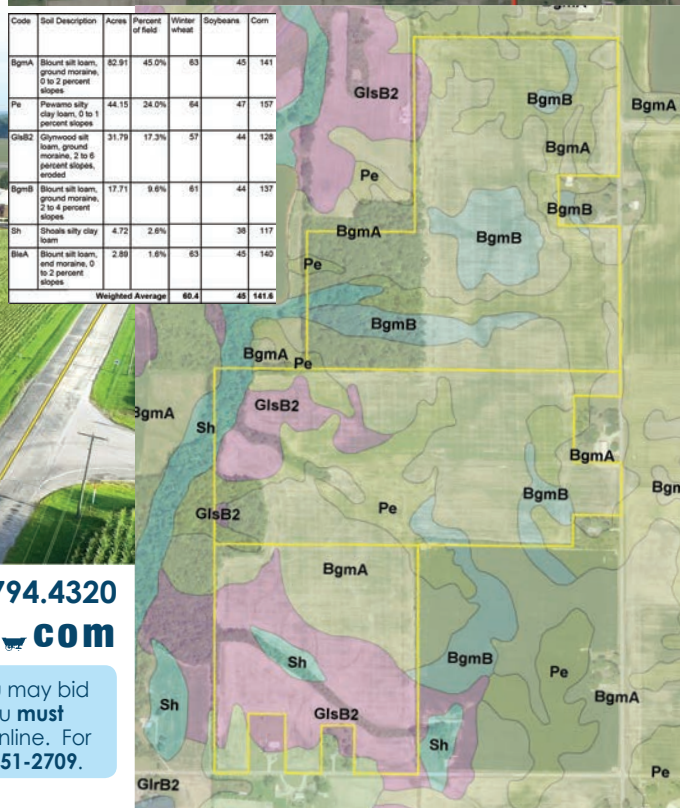
TRACT 2: 65± acres with approx. 500 feet of frontage on Feighner Rd. 58± tillable acres. Soils are Blount, Pewamo & Glynwood. 5± acres of woods.

TRACT 3: 41± acres with 870± feet of frontage on Hamilton Rd. 39± acres tillable. Soils are Glynwood, Blount, Shoals & Pewamo.

OWNER: Freiburger Farms LLC



Code	Soil Description	Acres	Percent of field	Wheat	Soybeans	Corn
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	82.91	45.0%	63	45	141
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	44.15	24.0%	64	47	157
GlsB2	Glynwood silt loam, ground moraine, 2 to 6 percent slopes, eroded	31.79	17.3%	57	44	128
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	17.71	9.6%	61	44	137
Sh	Shoals silty clay loam	4.72	2.6%	38	117	
BlaA	Blount silt loam, end moraine, 0 to 2 percent slopes	2.89	1.6%	63	45	140
Weighted Average			60.4	48	141.8	



AUCTION MGR: Al Pfister • 260.760.8922 • 800.794.4320
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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 Schrader Auction Co. - 800-451-2709.