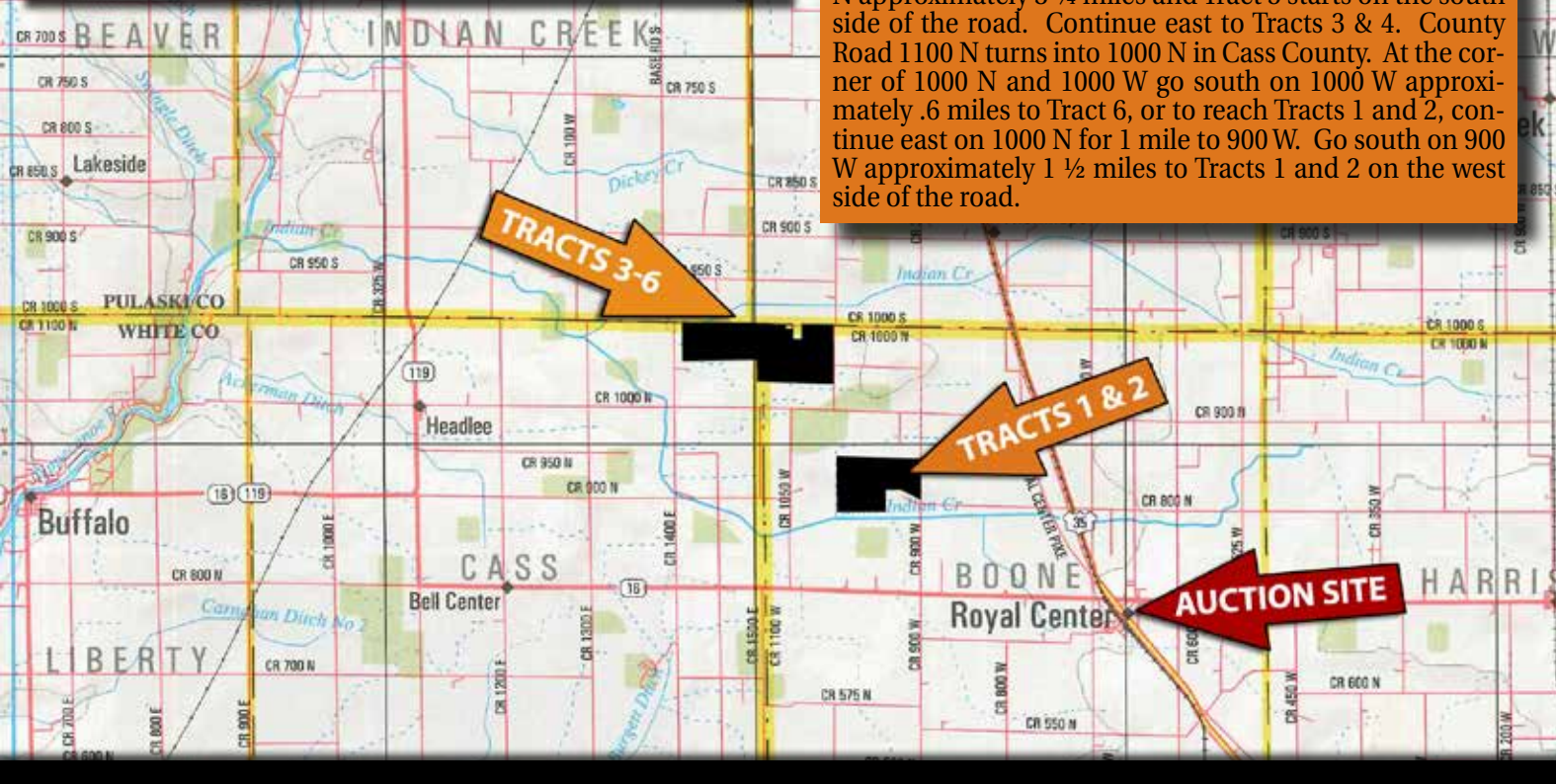


AUCTION SITE: Rogers Event Center, 109 W. North St. Royal Center, IN. On U.S. 35, at Community State Bank, go west one block on North St. to 109 W. North St.

PROPERTY LOCATION: From Royal Center at the intersection of U.S. 35 and State Road 16, go west on St. Rd. 16 for 2 ¼ miles to County Road 900 W. Go north on 900 W approximately 1 mile to Tract 1 on the west side of the road. Tract 2 is on the north side of Tract 1. From Tract 2 continue north on 900 W approximately 1 ½ miles to 1000 N. Turn west on 1000 N and go 1 mile to 1000 W. Tract 3 is at the southwest corner of 1000 N and 1000 W. From there go south approximately .6 mile to Tract 6, or from 1000 N and 1000 W continue west on 1000 N to Tracts 4 & 5. County Road 1000 N turns into 1100 N in White County. From Buffalo at the intersection of St. Rd. 39 and St. Rd. 16 go east on St. Rd. 16 4 ½ miles to the east junction of St. Rds. 16 and 119. Follow curve to the north on St. Rd. 119 and go 2 miles to County Road 1100 N. Go East on 1100 N approximately 3 ¼ miles and Tract 5 starts on the south side of the road. Continue east to Tracts 3 & 4. County Road 1100 N turns into 1000 N in Cass County. At the corner of 1000 N and 1000 W go south on 1000 W approximately .6 miles to Tract 6, or to reach Tracts 1 and 2, continue east on 1000 N for 1 mile to 900 W. Go south on 900 W approximately 1 ½ miles to Tracts 1 and 2 on the west side of the road.



TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 962± 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.
BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.
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 Special 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. The targeted closing date is December 15, 2020. 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 subject to tenant rights for the 2020 crop. The lease expires December 31, 2020.
REAL ESTATE TAXES: Seller shall pay all 2020 real estate taxes due and payable in 2021. Buyer shall assume any taxes thereafter. Buyer will pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county GIS 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 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(s) 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. If Seller determines a survey is needed, combined purchases will

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Attention Operators & Investors!

962± acres

offered in 6 Tracts

Cass and White Counties, IN

AUCTION

FRIDAY, OCTOBER 30 • 10:00 AM EASTERN

- LARGE TRACTS
- PRODUCTIVE CROPLAND
- IRRIGATED TRACTS
- 132,500± BUSHELS OF GRAIN STORAGE
- SOME PATTERN TILE
- 47± ACRE WOODED TRACT
- PRE - CLOSING HUNTING PRIVILEGES AVAILABLE

2% Buyer's Premium

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AC63001504 Auction Managers:

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 AU08700434, RB14004965
 Matt Wiseman, 219-689-4373
 AU11100128, RB14004381
 Dean Retherford, 765-427-1244
 RB14050397
 Jimmy Hayworth, 219-869-0329
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SUN	25	26	27	28	29	30	31
MON	18	19	20	21	22	23	24
TUE	11	12	13	14	15	16	17
WED	4	5	6	7	8	9	10
THU	1	2	3				
FRI							
SAT							

OCTOBER 2020

FRIDAY, OCTOBER 30 • 10:00 AM EASTERN

Major land 962± acres

AUCTION

Cass and White Counties, IN • 15± miles northwest of Logansport

offered in 6 Tracts from 3± to 312± Acres

Attention Operators & Investors!

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Auction held at Rogers Event Center - Royal Center, IN

Cass and White Counties, IN

Major land 962± acres

AUCTION

Attention Operators & Investors!

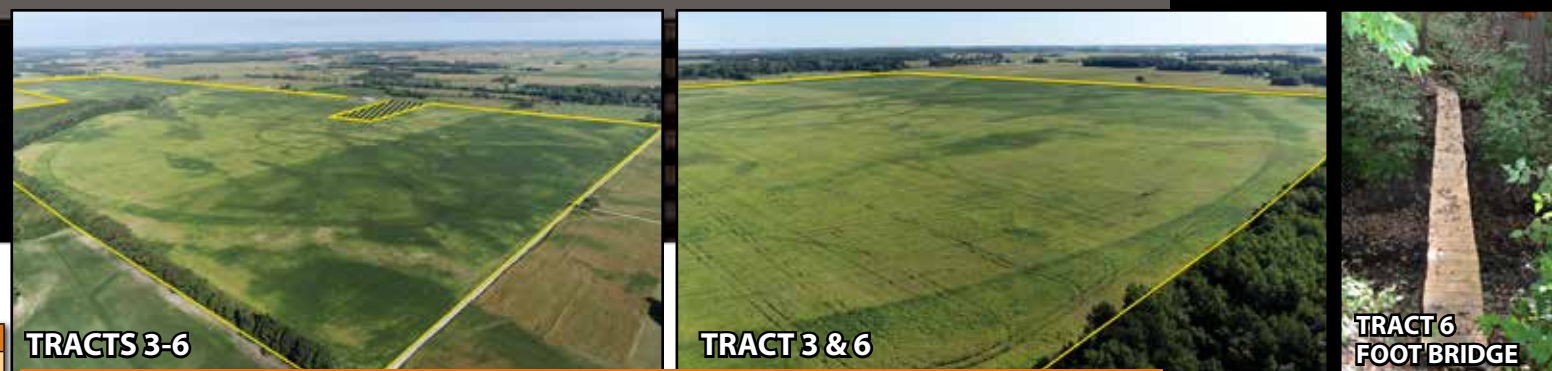
offered in 6 Tracts from 3± to 312± Acres

AUCTION SITE: Rogers Event Center, 109 W. North St. Royal Center, IN. On U.S. 35, at



FRIDAY, OCTOBER 30 • 10:00 AM EASTERN

- LARGE TRACTS • PRODUCTIVE CROPLAND • IRRIGATED TRACTS
- 132,500± BUSHELS OF GRAIN STORAGE • SOME PATTERN TILE • 47± ACRE WOODED TRACT
- PRE-CLOSING HUNTING PRIVILEGES AVAILABLE



TRACTS 3-6

TRACT 3 & 6

TRACT 6 FOOT BRIDGE

Inspection Dates:
Tuesday, September 29 • 3-5pm Eastern and Wednesday, October 14 • 3-5 pm Eastern
 Meet a Schrader Representative at Tract 4 off 1000 N (Cass/Pulaski County line)

TRACT 5: 235± ACRES: Mostly all tillable productive cropland with two 5 tower center pivots. There are 3.9± acres of CRP in the southwest corner of this tract. The CRP payment is \$1,132 per year (\$290.25 per acre) and the CRP contract expires 9/30/2025. This tract has frontage on County Road 1100 N (White/Pulaski County line). The pumps for the irrigation system on Tract 5, as well as Tract 3, are located on Tract 5. Water for the pivots is pulled from Indian Creek on the north side of County Road 1100 N. The two pumps on this Tract are; a 30 hp (for the two 5 tower pivots) and a 50 hp (for the 9 and 3 tower pivots), both electric motors. There is one meter at the 3 phase pole.

TRACT 6: 47± ACRES. Mostly all wooded. Excellent opportunity for a secluded deer and turkey hunting retreat. There are also 3.7± acres of CRP along a portion of the northern and eastern part of the property. The CRP payment is \$894.00 per year (\$241.62 per acre) and the CRP contract expires 9/30/23. This tract will have 50'± of road frontage along 1000 W. There is a foot bridge across the ditch to access the woods. *If auction tracts 3 and 6 do not sell together, the buyer of Tract 3 will have an easement across Tract 6 for drainage to the ditch near the northern boundary on Tract 6. Pre-closing hunting privileges available. Contact auction managers for details.*

TRACT 5

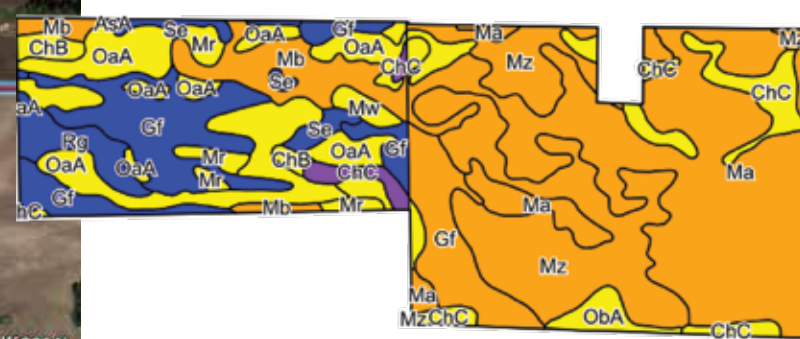
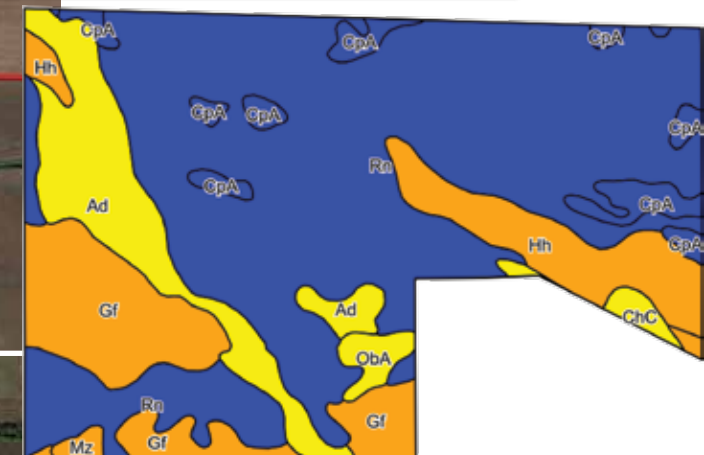
IRRIGATION LINES INTO INDIAN CREEK

TRACT 3

Visit www.schraderauction.com for Additional Pictures of the Property!



Code	Soils	% of Field	Corn
TRACTS 1 & 2			
Rn	Rensselaer loam, till substratum	60.9	175
Gf	Gilford sandy loam, 0-2% slopes	12.7	146
Ad	Ackerman muck, drained	11.4	144
Hh	Houghton muck, drained	7.6	159
		Weighted Average	162.9
TRACTS 3 - 6			
Ma	Maumee loamy fine sand, 0-1% slopes	29.9	134
Mz	Morocco loamy fine sand, 0-2% slopes	18.4	102
OaA	Oakville fine sand, 0-3% slopes	12.9	82
Gf	Gilford fine sandy loam	10.6	148
		Weighted Average	118



TAXES:
Tracts 1 & 2:
 2019 Real estate taxes payable 2020 (2 Tax Parcel #'s) - \$10,165.68
 Drainage assessments - \$1,556.11
Tracts 3, 4 & 6:
 2019 Real estate taxes payable 2020 (8 Tax parcel #'s) - \$8,849.48
 Drainage assessments - \$616.64
Tract 5:
 2019 Real estate taxes payable 2020 (2 Tax Parcel #'s) - \$3,660.08
 Drainage assessments - \$494.28

FSA INFORMATION:
 DCP Cropland 894.36 Acres
 Effective DCP Cropland 839.86 acres
 CRP Acres 54.5 acres
 Corn Base Acres 638.73 PLC Yield 158
 Soybeans Base Acres 183.47 PLC Yield 48

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

NOTE - IRRIGATION INFORMATION:
 If auction Tracts 3 and 5 are not sold in the same combination, the buyer of Tract 3 will have an easement over Tract 5 for irrigation equipment in the location of the existing irrigation equipment including pump, water lines & electric lines. If auction Tracts 3 and 5 are not sold in combination, it will be the responsibility and expense of the buyer of Tract 3 to install a new meter to separate the two pumps. Also, if auction Tracts 3 and 4 are not sold in the same combination, the buyer of Tract 3 will have an easement over Tract 4 to allow the overhang of the 9 tower center pivot to cross and spray over the southeast corner of Tract 4.



TRACT 1

OWNER: Midwest Farms, LLC



TRACT 4

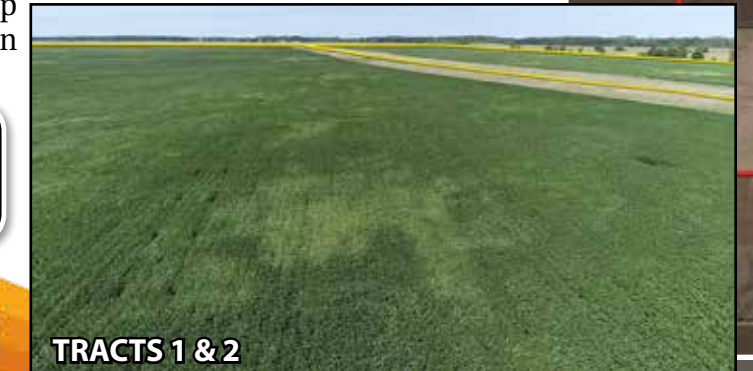
Community State Bank, go west one block on North St. to 109 W. North St.
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TRACT INFORMATION:
TRACT 1: 252± ACRES. Productive cropland with a high percent being Rensselaer loam. 210.95 tillable acres in one field. Also 29.5± acres in CRP along the outside ditch banks. The CRP payment is \$295.18 per acre and the CRP contract expires 9/30/2026. This tract has frontage on County Road 900 W.

TRACT 2: 113± ACRES. Productive cropland with a high percent of Rensselaer loam. 92.54 tillable acres in one field. Also 17.4 acres of CRP along ditch banks on the south and west sides. The CRP payment is \$295.18 per acre and the CRP contract expires 9/30/2026. This tract has frontage on County Road 900 W.

TRACT 3: 312± ACRES. Nearly all tillable productive cropland with a 9 tower center pivot and a 3 tower center pivot. The 9 tower center pivot currently crosses a 10± acre neighboring property which is not part of this auction. The buyer of Tract 3 would need to install stops for the pivot, if arrangements can not be worked out to cross the neighboring property. Most of the south half and northwest part of this tract has been pattern tiled. Tract 3 has frontage on County Roads 1000 W and 1000 N (Cass/Pulaski County line).

TRACT 4: 3± ACRES - 132,500± BUSHELS OF GRAIN STORAGE. (5) 10 ring X 36' D (Est. 23,500 bushels each) storage bins with aerated floors, fans and top vents. (1) 6 ring X 36' D (Est. 15,000 bushels) bin with a dryer system. There is a 2,000± bushel overhead hopper bin for loadout. Also a Bruneumatic pneumatic system. The southeast storage bin has a dent at the two top rings. This tract has frontage on County Road 1000 N.



TRACTS 1 & 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 Schrader Auction Co. - 800-451-2709.

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AUCTION MANAGERS: Jim Hayworth, 765-427-1913 (cell), 888-808-8680 (office) • Matt Wiseman, 219-689-4373 (cell), 866-419-7223 (office) • Dean Retherford, 765-427-1244 (cell), 765-296-8475 (office) • Jimmy Hayworth, 219-869-0329