

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 70-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 Trustee's Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: At closing, 2026 crop rights transfer to the Buyer(s).

REAL ESTATE TAXES: 2025 Real Estate taxes due 2026 will be paid by the Seller. Buyer(s) will be responsible for all taxes thereafter. Real Estate taxes estimated at approximately \$22/acre, paid in 2025.

PROPERTY INSPECTION: 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 and 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 their 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.

Important Near Jay City and New Corydon
LAND AUCTION **70± acres**
 Offered in 4 Tracts
 EAST CENTRAL INDIANA • JAY COUNTY • WABASH TOWNSHIP
 held at Bryant Community Center, Bryant, IN
Wednesday, March 25 • 6pm

MARCH						
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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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 Company.
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Important Near Jay City and New Corydon
LAND AUCTION
 EAST CENTRAL INDIANA • JAY COUNTY • WABASH TOWNSHIP

70± acres
 Offered in 4 Tracts

- Country Home Building Sites
- Tillable, Open Cropland
- Great Mix of Soils Includes Blount and Pewamo
- Established Waterways in Place
- Attractive Recreational use with Frontage on the Wabash River
- Excellent Access with Frontage on Two Roads
- 2026 Crop Rights to the Buyer

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SchraderAuction.com
 THE ORIGINAL MULTI-TRACT AUCTIONS
 TIMED ONLINE ONLY
 VIRTUAL
 LIVE WITH ONLINE

Important LAND AUCTION

EAST CENTRAL INDIANA • JAY COUNTY • WABASH TOWNSHIP

Near Jay City and New Corydon

70± acres

- JUST 7 MILES TO GENEVA
- 8 MILES TO BRYANT
- 12 MILES TO BERNE
- 15 MILES NE OF PORTLAND

Offered in 4 Tracts

6pm

Wednesday, March 25

ONLINE BIDDING AVAILABLE

AUCTION LOCATION: Bryant Community Center, 107 S Malin St, Bryant, IN. From near the south edge of Bryant, travel east on Wilson St 2½ blocks to the auction site.

PROPERTY LOCATION: From Bryant: Travel east on SR 67 approx. 6 miles to CR 700 E, then north (left) 1¼ miles to Tracts 1, 2 & 3. For Tract 4, travel back south to CR 800 N, then east (left) ½ mile to CR 750 E, then north (left) to Tract 4 along CR 750 E.

Section 5, Township 24 North, Range 15 East, Wabash Township, Jay County

TRACT 1: 5.25± acres mostly tillable parcel with frontage along CR 700 E. This is prime small acreage with mostly tillable land and convenient road frontage. Ideal for a home site and endless small-farm possibilities.

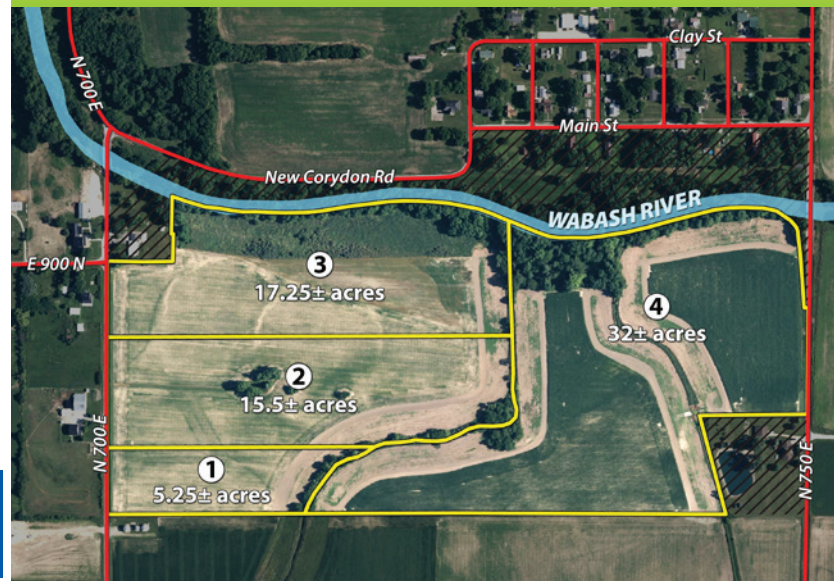
TRACT 2: 15.5± acres nearly all-tillable tract offering frontage along CR 700 E. The picturesque driveway leads to the secluded former homesite location. Combine with Tracts 1 and/or 3 for endless possibilities.

TRACT 3: 17.25± acres with approximately 11± acres of tillable land, this parcel offers the perfect blend of home building potential, productive farmland and riverfront recreational use. Ideal to combine with Tract 2 for a larger holding. Enjoy convenient access along CR 700 E while exploring all this tract has to offer.

TRACT 4: 32± acres nearly all-tillable acreage with convenient access along CR 750 E and scenic river frontage makes this rare tract perfect for farming, hunting, fishing, or long-term investment.

FARM PROGRAM INFO: Farm 2231, Tracts 2526 and 2527. Contact agent for more information.

INSPECTION DATES: 10:00-11:00AM
 Thursday, March 5, Saturday, March 14 & Thursday, March 19
 Meet a Schrader Representative at Tract 2.



Tract 2

2026 Crop Rights to the Buyer



Tract 1



Tract 4



Tract 4



Tract 2



Tracts 1-3

OWNER: Miriam E. DeBolt Revocable Living Trust

AUCTION MANAGER: Mark Smithson 765.744.1846

800.451.2709

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