

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 68± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days after presentation of marketable title or approximately May 14 2014. Closing cost for an administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession is at closing or immediate possession with an additional 10% down.

REAL ESTATE TAXES: Buyer will assume the 2014 real estate taxes due in 2015. Buyer shall assume any ditch assessments due after closing.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions, Jasper Co. GIS and/or aerial photos.

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 Seller, if any.

SURVEY: The property will be conveyed using existing legal descriptions. The buyer will not be entitled to a new survey unless needed to convey good title. If survey is ordered, costs will be split 50:50.

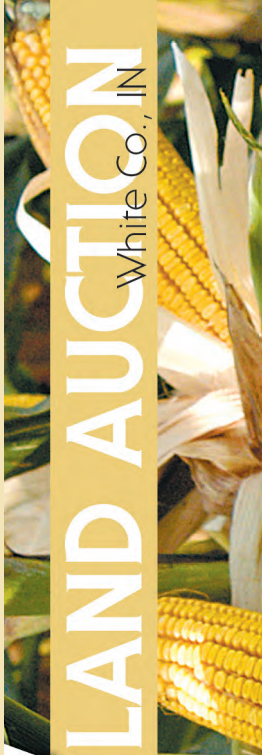
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims 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.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

STOCK PHOTOGRAPHY: Some crop photos are for illustrative purposes only and were not taken on the property.

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.



LAND AUCTION
White Co., IN
68± acres
Offered in 1 Tract



Schrader
Real Estate and Auction Company, Inc.
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

APRIL 2014

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			

AG0001504, AU08700434, AU11300081



Follow Us:



Auction Managers:

Jim Hayworth & Jimmy Hayworth
888-808-8680 • 765-427-1913
auctions@schraderauction.com

www.SchraderAuction.com

LAND AUCTION

White Co., IN

68± acres

Offered in 1 Tract

Excellent Soils

Great Location

Wednesday
April 30 • 6pm
Eastern



ONLINE BIDDING
AVAILABLE

Auction held at Best Western in Monticello, IN



White County, Indiana
Approx. 6½ miles South of Monticello

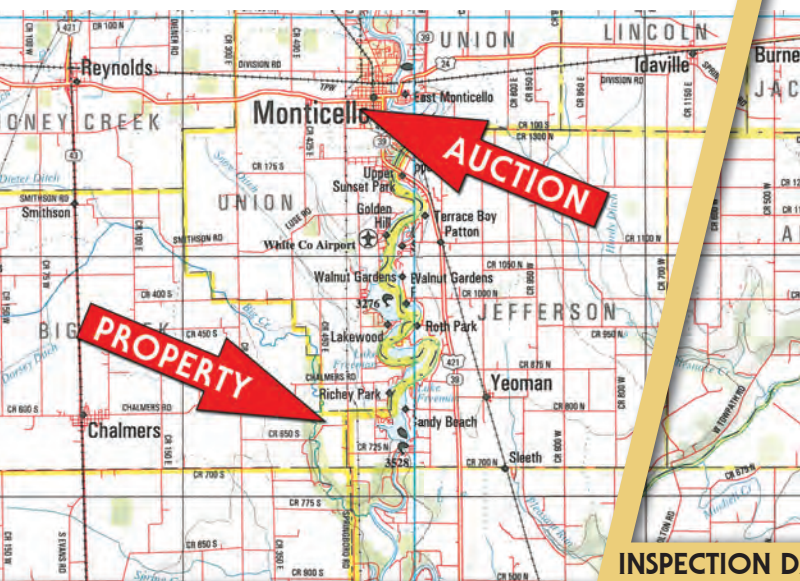
LAND AUCTION

68± acres

offered in
1 tract

AUCTION LOCATION:

Best Western Brandy Wine Conference Center
304 S. Sixth St., Monticello, IN



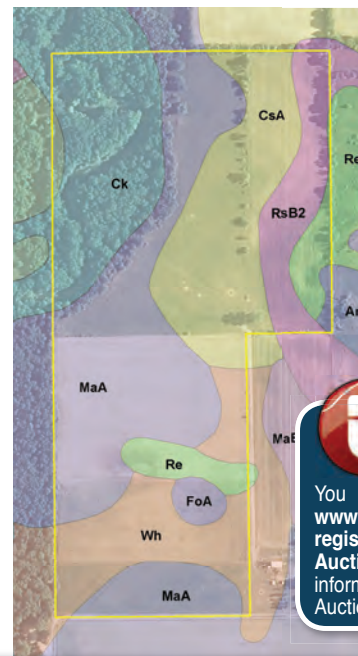
FSA INFORMATION

Farm #25 Tract 1800		
Farmland 78.18 Ac. *Cropland 48.12 Ac.		
Crop	Base	Yield
Corn	10.7 ac.	143 bu.
Soybeans	11.6 ac.	37 bu.
Oats	4.0 ac.	65 bu.
Wheat	0.4 ac.	49 bu.

*FSA shows some of the land in pasture

PROPERTY LOCATION: At the intersection of US 24 and South Sixth Street (Hubbard's) take S Sixth St/Freeman Road 5.3 miles South to Chalmers Rd, then go West on Chalmers Rd 0.3 mile to Springboro Rd, then go South 0.7 mile on Springboro to CR 650 S, then go West on 650 S 0.5 mile to the auction property.

PROPERTY INFORMATION: This farm offers an excellent opportunity to purchase a tract of land for the 1st time farmer or add to your present farming operation. There is approx 13 acres of woods with the Big Creek meanders through the woods. This tract is available for the 2014 crop year. Some timber value in woods.



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Owners: Thomas Bridge, William Bridge, Loretta Matarazzo and Lisa Fleming

Auction Managers:

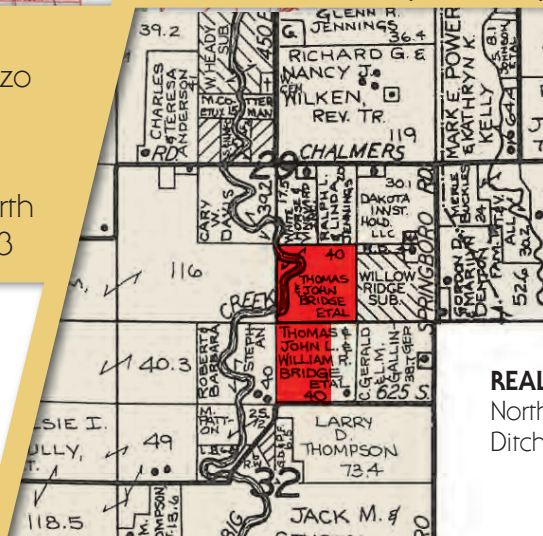
Jim Hayworth or Jimmy Hayworth
888.808.8680 or 765.427.1913

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709

SchraderAuction.com

INSPECTION DATE: April 9, 4-6pm or for a private showing call Jim Hayworth 888.808.8680 or 765.427.1913



NOTE: The owners have divided the house, outbuildings and a total of approx. 12 acres off; therefore the real estate taxes will be adjusted for this sale.

10% down day of sale with the balance due at closing or immediate possession with an additional 10% down.

REAL ESTATE TAXES:

North 40 acres \$288.76 / 6 mo.
Dirch Tax \$12 / yr.

Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
MaA	Martinsville silt loam, 0 to 2 percent slopes	23.23	34.2%	145	51	73
CsA	Crosier silt loam, 0 to 2 percent slopes	13.46	19.8%	155	51	70
Ck	Cohoctah fine sandy loam, occasionally flooded	11.31	16.7%	130	26	52
Wh	Whitaker silt loam	9.18	13.5%	155	51	70
RsB	Riddles silt loam, 2 to 8 percent slopes, eroded	5.32	7.8%	140	49	70
Re	Rensselaer clay loam	3.57	5.3%	175	49	70
FoA	Foresman silt loam, 0 to 2 percent slopes	1.05	1.5%	165	54	74
Ab	Abscota loamy fine sand, occasionally flooded	0.49	0.7%	75	26	34
An	Ackerman muck, drained	0.30	0.4%	144	35	58
Weighted Average				146.8	46.4	67.8