

TERMS & CONDITIONS

PROCEDURE: This property will be offered in 1 individual tract as a total 126.45± acre unit.

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 seller's acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the high bid(s) to determine the Contract Purchase Price.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about July 10, 2014 is anticipated. Closing costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.

POSSESSION: Possession shall be given at closing. The 2014 crop may be purchased at the completion of the auction, or a prorated cash lease is available for the 2014 crop year. Contact sales manager for crop purchase information or cash lease rate.

REAL ESTATE TAXES: Property taxes will be prorated to date of closing using the most recent tax statements available. Buyer shall assume any Ditch Assessments due in 2014 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.

FSI INFORMATION: The Putnam County FSA Office shall make all acreage and base yield determinations.

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: Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Seller. 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 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 is 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 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. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

SCHRAEDER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

Todd Freeman

765-414-1863 (cell)

765-379-3567 (office)



JUNE 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					

800.451.2709

SchraederAuction.com

Putnam County

126± Acres
Offered in 1 Tract

SCHRAEDER
Real Estate and Auction Company, Inc.

INDIANA LAND AUCTION

5 Miles North of Greencastle, IN

- 97.17± Total Tillable Acres
- Fertilizer Applied in 2013
- Excellent Road Frontage
- CRP Contract Through 2020
- 35 Miles West of Indianapolis
- 35 Miles East of Terre Haute

TUESDAY, JUNE 10 • 1PM (EST)

At the Dixie Chopper Hotel & Conference Center - Greencastle, IN



Follow Us:

AC63001504; AU10300062

5 Miles North of Greencastle, Indiana

LAND AUCTION

Putnam County

126± Acres
Offered in 1 Tract



Putnam County, Indiana

5 Miles North of Greencastle, IN

LAND AUCTION **126[±] Acres**

TUESDAY, JUNE 10 • 1PM (EST) Offered in 1 Tract

DIRECTIONS TO FARM: From the intersection of US36 & Highway 231 travel south approximately 3 miles to Farm situated on the east side of the road. Look for Schrader tract and information signs. 35 Miles West of Indianapolis • 35 Miles East of Terre Haute

AUCTION LOCATION: Dixie Chopper Hotel & Conference Center, 102 Ballard Lane Greencastle, Indiana 46135. From downtown Greencastle travel east on Washington Street which turns into Indianapolis Rd. approximately 2.5 miles to Ballard Lane. Then turn south on Ballard Lane, Conference Center is located at the Putnam County Airport.

AUCTIONEER'S NOTE: The 2014 crop can be purchased or prorated cash lease for 2014 is available, contact Todd for more details.

TRACT 1: 126[±] acres – 97.17 tillable acres with 1700' of road frontage on US231.

INSPECTION DATES:
Meet Todd at the farm
Saturday, May 24th • 9-11AM



OWNER: Poynter, Ray W & Debra J Trust & Ray W Jr & Heather S Trust

AUCTION MANAGER: Todd Freeman

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www.schraderauction.com

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