

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract of 38.5±

Acres.

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 Seller's

DEED: Seller shall provide a 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, which will

take place on or before November 1, 2014, or as soon thereafter as

applicable closing documents are completed by the Seller. Costs for an

administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to the tenant's rights for the

2014 growing crop.

REAL ESTATE TAXES: Seller will pay the 2014 real estate taxes due and

payable in 2015. Buyer(s) will pay the 2015 real estate taxes due and

payable in 2016 and any ditch tax due in 2015 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are

approximate and have been estimated based on current legal descriptions

and/or aerial photos and/or White County Assessor's property record

SURVEY: A new survey will be provided and the cost of the new survey will

be split 50/50 between the seller and buyer. If the new survey shows more

than 38.5 acres then we will adjust upward. If it shows less than 38.5 acres,

then we will adjust downward.

PLANNING APPROVAL: The sale of all tracts is subject to any necessary

county planning approval or other necessary county approval. The real

estate is being offered for agricultural purposes, and any construction on

the property may require county approval.

PROPERTY INSPECTION: Each potential bidder is responsible for

conducting, at their own risk, their own independent inspections, and

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.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Schradder 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.

SCHRADDER
Real Estate and Auction Company, Inc.

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SEPTEMBER 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				

LAND AUCTION

Offered in 1 tract

38.5± Acres

Excellent Quality Soil

10± Miles NE of Delphi

11± Miles SE of Monticello

17± Miles SW of Logansport

Saturday, September 20 • 1:00 PM

held at Best Western Plus Brandywine Inn & Suites, Monticello, IN

Eastern

CARROLL COUNTY, INDIANA

ONLINE BIDDING



SCHRADDER
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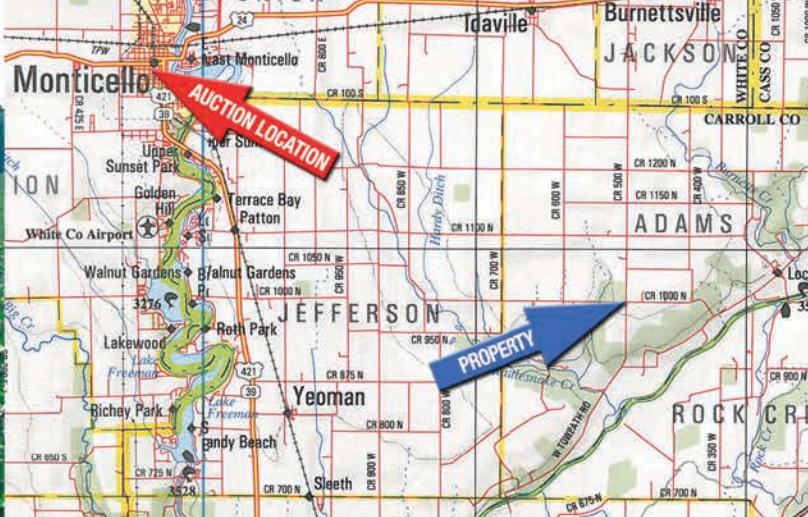
LAND AUCTION

38.5± Acres

CARROLL COUNTY, INDIANA

offered in 1 tract

- Excellent Quality Soils
- 10± Miles NE of Delphi
- 11± Miles SE of Monticello
- 17± Miles SW of Logansport



Saturday, September 20 • 1:00 PM Eastern

PROPERTY LOCATED: From Monticello, IN: At the intersection of SR 39 & US 24, take US 24 6 1/2 mile East to CR 1300 E (Willie Mote Auto Salvage), then take CR 1300 South for 5 miles to CR 1000 N & CR 500 E (Carroll Co, IN).

AUCTION LOCATION: Best Western Brandywine Inn & Suites - Meeting Center, 304 South 6th Street, Monticello, IN. At the intersection of US 24 and South 6th Street (Hubbard GM on the southwest corner), take South 6th Street approximately 1/4 mile south to auction site.

TRACT DESCRIPTION:

TRACT 1: 38.5± ACRE parcel of land with excellent soils, all tillable except for Roads. This tract has frontage on CR 1000 N & CR 500 W.

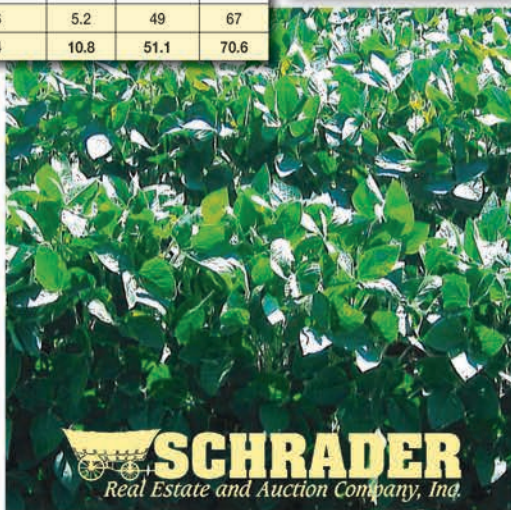
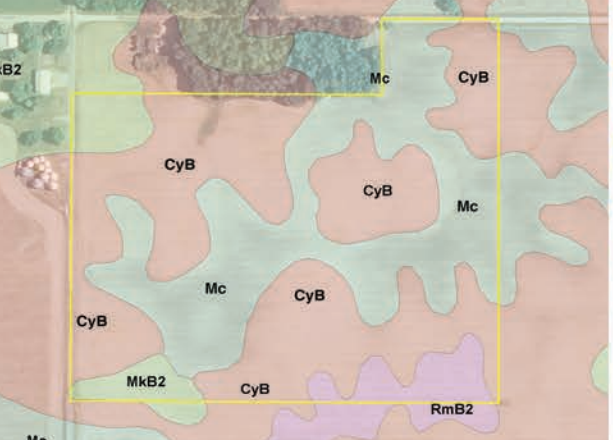
FSA INFORMATION: Note this information includes some tillable land that is retained with the farm house.

FSA INFORMATION	
FARM #3859 - TRACT 13035	
Farmland 46.11 Acres	
Cropland 40.5 Acres	

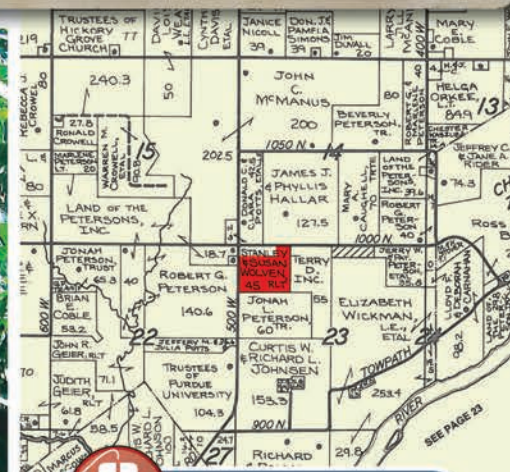
2013-2014 R.E. Taxes	
\$545.12 / 6 months	
Note: This amount includes the House, 3 Car Garage and approx. 6.5± Acres of Land.	



SOIL MAP									
Soil Symbols	Name	Acres	Percent of field	Non-Irr Class	Com	Grass legume hay	Pasture	Soybeans	Winter wheat
CyB	Crosier-Whitaker	20.48	53.2%	Ile	155	5.1	10.2	51	70
Mc	Mahalasville-Treaty	13.87	36.0%	Ilw	183	6	12.1	52	73
MkB2	Miami-Crosier	2.25	5.8%	Ile	145	4.8	9.5	49	65
RmB2	Riddles-Miami	1.89	4.9%	Ile	140	4.6	5.2	49	67
Weighted Average					163.8	5.4	10.8	51.1	70.6



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

OWNERS: Stanley, Charles & Fred Woven

AUCTION MANAGERS: Jim Hayworth

888-808-8680 (office) or 1-765-427-1913 (cell) or Jimmy Hayworth

www.schraderauction.com

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