

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 193± 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 Corporate Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is subject to harvest of 2015 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2016 and thereafter.

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. 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 & 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.**

South Whitley, INDIANA
Whitley County



SCHRADER
Real Estate & Auction Co., Inc.

950 N. Liberty Dr. Columbia City, IN 46725

OCTOBER 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	31	



#AC63001504, #AU01005815, #AU09200182

e-mail: auctions@schraderauction.com

800-451-2709

SchraderAuction.com



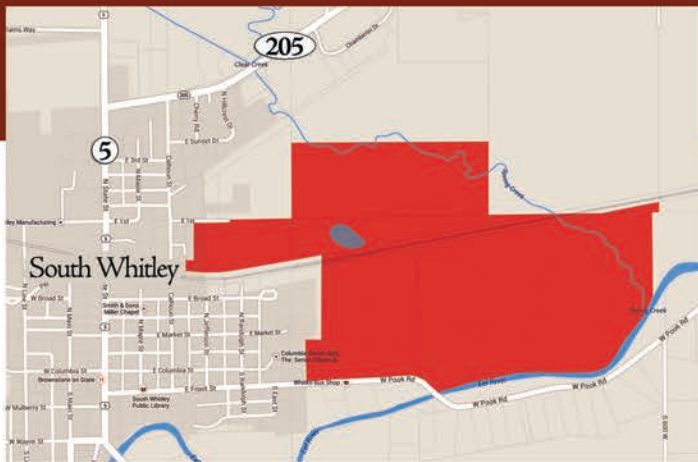
South Whitley
INDIANA
Whitley County

- Productive Tillable Farmland
- Woods & Recreation
- Eel River Frontage
- Adjacent to Town of South Whitley



TUESDAY, OCTOBER 7 • 6PM

Held at Eberly Hall - South Whitley, IN



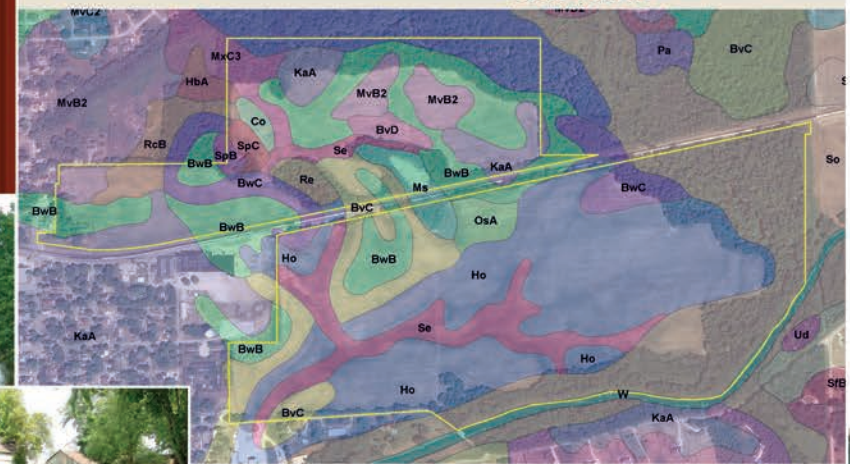
South Whitley
INDIANA
Whitley County

SOIL MAP INDEX

Code	Soil	Percent of Field	Corn	Soybeans
Ho	Homer	28%	110	35
So	Sloan	18%	150	40
BwB	Boyer	15%	100	35
Se	Sebewa	8%	130	33
BvC	Boyer	7%	85	30
KaA	Kalamazoo	5%	130	46
BwC	Boyer	4%	90	32
MvB2	Morley	4%	125	44
Sh	Shoals	2%	130	42
Ms	Milford	1%	160	44
MxC3	Morley	1%	105	37

Additional Soils Make Up The Remaining 7%
Soils Data provided by USDA and NRCS.

SOIL MAP



**TUESDAY,
OCTOBER 7
6:00 PM**

PROPERTY LOCATION: Tract 1 – from downtown South Whitley, IN, from the intersection of SR 5 and Front Street, go east on Front Street approximately 1/3 mile to the property (Front Street becomes Pook Road).

Tract 2 – From the intersection of SR 5 and SR 205, at the north edge of South Whitley, take SR 205 east to Calhoun Street, then south to the property just north of the railroad track.

AUCTION LOCATION: Eberly Hall, 702 South State Street, South Whitley, IN.

TRACT DESCRIPTIONS:

TRACT 1: 125.76± acres with frontage on Pook Road. This tract has approximately 87± acres of productive tillable farmland. The balance of this parcel consists of 38± acres of woodland with frontage on the Eel River. Early 1900's farm buildings stand where an original farmstead was constructed. Productive land with wooded recreational land provide a great investment.

TRACT 2: 66.28± acres with frontage on Calhoun Street in South Whitley. This tract consists of 42± acres of productive tillable land. 22± additional acres of woodland balances out this parcel.

OWNERS: Shareholders of National Research Associates Inc., L. Barbara Germann Pook Estate, Steven N. Jersey, Anthony M. Jersey, Patricia Ann Jersey Deserio, Judy K. Richardson

AUCTION MANAGER: Arden Schrader

SCHRADER 800.451.2709
Real Estate and Auction Company, Inc. **SchraderAuction.com**

INFORMATION DATE:
Thursday, September 11th • 4-6 PM
Meet the auction manager at the
farm buildings on Tract 1.

