

AUCTION TERMS AND CONDITIONS

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 103+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide Title Insurance at closing and a Preliminary Title

DEED: Seller(s) shall provide a Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 13th, 2015.
POSSESSION: Possession of the HOUSE and GARAGE will be 30 days after closing. Possession of the BARNS will be 03/31/16. Possession of the land will be delivered at closing subject to the tenant's right to the 2015 crop in the field. Buyer to receive 2016 CROP RIGHTS!
REAL ESTATE TAXES / ASSESSMENTS: Seller will pay 2015 taxes due and payable in 2016 by giving the Buyer a credit at closing based off of the most current special assessments for Tract 1 & 2: \$3,261.20 / year
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions. **SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no EASEMENTS & LEASES: 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.
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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential buyer 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the persons credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS



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AUCTION MANAGERS:

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Steve Slonaker: 765-855-2045

OCTOBER 2015

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

www.schraderauction.com

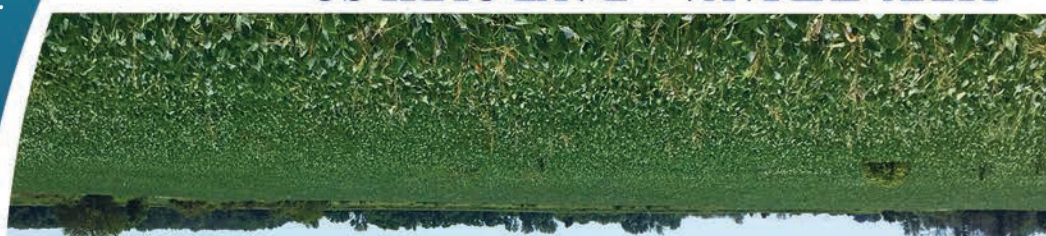
877-747-0212

EASTERN INDIANA LAND AUCTION

Monday, Oct. 12 • 6pm

103+ acres
 offered in 2 tracts

LYNN, INDIANA • RANDOLPH CO. (GREENSFORK TWP).
 5 miles east of LYNN, IN & 1 mile west of OHIO/INDIANA Stateline



- Investment Quality with 100+ FSA Crop Acres
- Excellent Treaty, Fincastle & Patton Soils
- Improved drainage potential w/ county ditch access.
- Country Home with barns
- 1/2 mile south of IN SR 36, 12 miles west of Greenville, OH
- Within 25 miles of (2) Ethanol plants



EASTERN INDIANA LAND AUCTION

103+ acres
 Offered in 2 tracts
 Lynn, IN • Randolph Co.



EASTERN INDIANA LAND AUCTION

Monday, Oct. 12 • 6pm

103[±]
acres Offered in
2 tracts
Lynn, IN • Randolph Co.

Inspection Dates:
Sat., Sept. 26th,
9 AM – 11 AM
Mon., Oct. 5th,
4PM– 6PM



Excellent Corn Soil Index of 161 Bu



PROPERTY LOCATION:

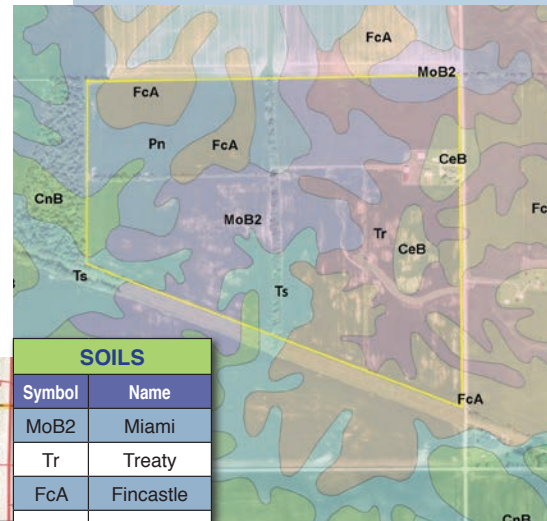
8622 South 750 E, LYNN, IN 47355. 5 miles east of LYNN, IN just south of IN SR 36. From US 27 and SR 36, travel east 5 miles to South 750 E, then right (south) ½ mile to the farm. Just 1.5 miles west of the Indiana/Ohio border. Located in Section 23 of Greensfork Twp.

AUCTION LOCATION: LYNN LIONS CLUB BUILDING, 2334 CR 790 S, LYNN, IN 47355. From US 27 and IN SR 36 junction travel east ½ mile on SR 36 to the auction site (Lion's Club Park) on your right.

TRACT DESCRIPTIONS:

Tract 1: 101[±] Acres nearly all tillable. 2100[±] feet of frontage on South 750 E. This tract features productive level fields with a quality mix of Treaty, Fincastle, Patton and Miamian soils. An improved 8" tile and access to an open ditch should allow for improved drainage. Great opportunity to add to your operation.

Tract 2: 2[±] Acres with nice country home. 1 ½ story home with 3 BR and 1 BA. Nice rear screened in porch to enjoy the country setting. Buildings include a 2.5 car detached garage, metal sided machinery shed, 2-story bank barn w/lean-to, and older corn crib w/attached pole barn. The lot has 250'± of frontage with 425'± of lot depth. Located in the Randolph Southern school district, the home has vinyl siding, vinyl windows and a standing seam metal roof. *Come examine all the possibilities here.*



SOILS	
Symbol	Name
MoB2	Miami
Tr	Treaty
FcA	Fincastle
Pn	Patton
Ts	Treaty
CeB	Celina
CnB	Crosby

