

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 61± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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 PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

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, 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 30 days after auction day, 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 and Seller. All lender costs

shall be paid by the Buyer.

POSSESSION: Possession is at closing subject to the tenant's rights for the 2016 growing crop.

REAL ESTATE TAXES: Seller shall pay all 2016 real estate taxes due and payable in 2017. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, existing survey, and aerial mapping.

SURVEY: Seller will provide, at Seller's expense, a new survey of a narrow strip near the southwest part of the property which will be excluded from the sale, as approximately depicted in the auction tract map. It is expected that the property will be conveyed using existing legal description(s), but with a newly-surveyed exception for the excluded strip. A new perimeter survey of the auction property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the advertised acres and surveyed acres.

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.

EASEMENTS: Subject to any and all existing easements.

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.**



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

AUCTION MANAGERS:

Matt Wiseman 866-419-7223 Office / 219-689-4373 Cell

Jim Hayworth 888-808-8680 Office / 765-427-1913 Cell

Jimmy Hayworth

#AC63001504 #AU11100128

SEPTEMBER 2016						
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	

www.schraderauction.com
800-451-2709



— LAND AUCTION —
Jasper County, Indiana

61[±]
acres

— Thursday, September 22 @ 6pm Eastern —

— LAND AUCTION —
Jasper County, Indiana

61[±]
acres



ONLINE BIDDING AVAILABLE

Thursday, September 22 @ 6pm Eastern

Auction held at the Francesville/Salem
Township Fire Station - Francesville, IN

- One Field
- Nearly all Tillable
- Productive Farmland

4.5± miles southwest of Francesville | 11± miles northeast of Rensselaer

LAND AUCTION

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61[±]
acres

Thursday, September 22 @ 6pm Eastern

4.5[±] miles southwest of Francesville • 11[±] miles northeast of Rensselaer

AUCTION SITE: Francesville/Salem Township Fire Station, 122 E. Montgomery St., Francesville, IN 47946. From U.S. 421 in Francesville, go east on Montgomery St. for approximately ½ mile to auction site on the northwest corner of E. Montgomery and N. Brooks Streets.

PROPERTY INFORMATION: 61[±] acres; **Productive soils, nearly all tillable and in one field.** Road frontage on County Roads 400 S. and 350 S. A drainage ditch is located at the north end of the property along the south side of 350 S.

Inspection Date: Wednesday, September 7, 3-5 PM Eastern. Meet a Schrader representative at the south end of the property on 400 S. For private showing, contact an auction manager.

FSA INFORMATION: Farm 6694 – Tract 18290 (Includes land that is not part of auction property)
Cropland 96.03 Acres

- Wheat Base 24.75 AcresPLC Yield 65
- Corn Base 56.01 Acres PLC Yield 159
- Soybean Base 11.14 Acres...PLC Yield 43

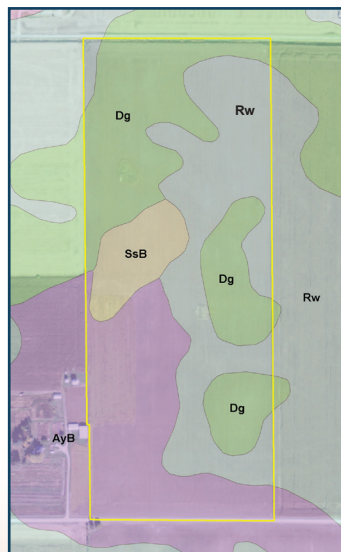


PROPERTY LOCATION: From Rensselaer go east on State Road 114 approximately 9 1/4 miles to 450 E. Turn north (left) on 450 E. and go 1 ½ miles to 400 S. Turn east (right) and go ½ mile to the property on the north side of 400 S. **From Francesville:** On the southwest side of Francesville at U.S. 421 and 500 S, go west on 500 S. (turns into 200 S. in Jasper County) and travel 2 ½ miles to 550 E. Turn south (left) onto 550 E. and go 1 ½ miles to 350 S. Take the curve to the west (right) onto 350 S. and go approximately .3 miles to the property on the south side of 350 S. Part of Section 13, T29N, R5W (Hanging Grove Twp.)
REAL ESTATE TAXES: 2015 payable 2016: \$901.46. Drainage assessments \$61.16



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 Company - 800-451-2709 or kevin@schraderauction.com.



Symbol	Soils	Acres	% of field	Soil Ratings	
	Name			corn	soybean
Dg	Darroch, till substratum-Odell complex	20.52	33.6%	155	48
Rw	Rensselaer, till substratum-Wolcott complex	20.06	32.9%	175	49
AyB	Ayr loamy fine sand, 1 to 4 percent slopes	15.81	25.9%	109	35
SsB	Sparta loamy sand, loamy substratum, 1 to 3 percent slopes	4.62	7.6%	87	27
Weighted Average				144.5	43.4

OWNER: Marvin Jordan

Auction Managers: Matt Wiseman 866-419-7223 Office / 219-689-4373 Cell
Jim Hayworth 888-808-8680 Office / 765-427-1913 Cell / Jimmy Hayworth

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