# REAL ESTATE
## AUCTION

VAN BUREN COUNTY, TENNESSEE • WELCHLAND TOWNSHIP

# INFORMATION BOOKLET

## MONDAY, SEPTEMBER 26 @ 6PM

Auction held on site • 13± miles East of McMinnville, Tennessee on Hwy 8, or 6± miles West of the intersection of new Hwy 111 and Hwy 8.


SCHRADER Real Estate and Auction Company, Inc. • 800-451-2709
www.SchraderAuction.com

McLEMORE AUCTION COMPANY, LLC
will@mclemoreauction.com
615-543-6281

# DISCLAIMER

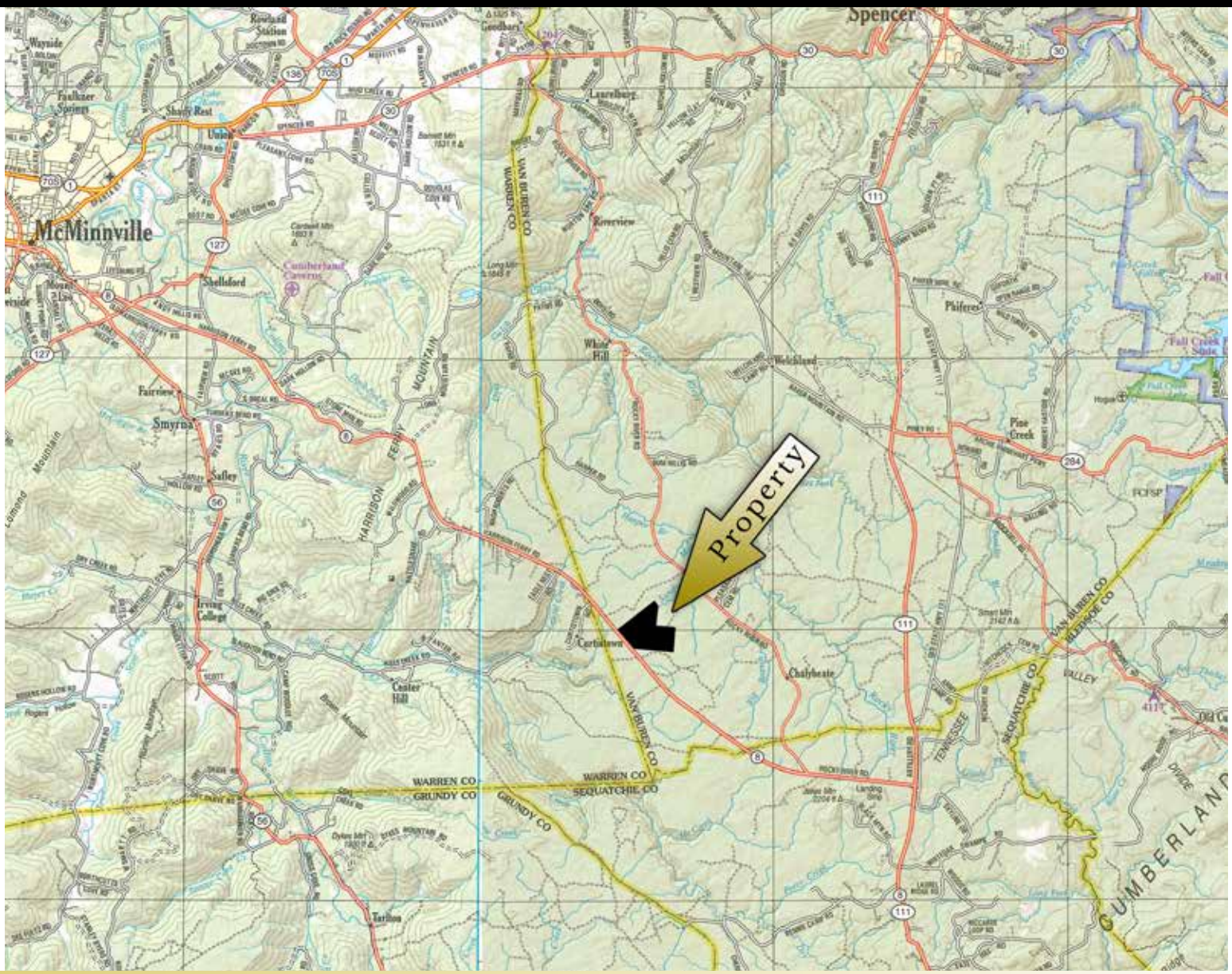
All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company, McLemore Auction Company, and their agents assume no liability for the information provided.

SCHRADER Real Estate and Auction Company, Inc. in partnership with McLEMORE AUCTION COMPANY, LLC FIRM 5241

**SCHRADER REAL ESTATE AND AUCTION CO., INC.**
**950 N. Liberty Dr., Columbia City, IN 46725**
**260-244-7606 or 800-451-2709**
**SchraderAuction.com**

# LOCATION MAP

# LOCATION MAP



## PROPERTY LOCATION:

- Located 13± miles east of McMinnville, Tennessee on Hwy 8; 6± miles West of the intersection of new Hwy 111 and Hwy 8.
- Address: 18988 Highway 8, McMinnville, TN 37110

**Auction to be held on site**

# PROPERTY DESCRIPTION

# PROPERTY DESCRIPTION

## Beautiful home on a one-of-a-kind farm

**405± acres of pasture/farm land, all centrally placed in the middle of Tennessee.** Located in Van Buren County, the heart of the nursery capital of the world. Contains exquisite home, workshop, hay barn, commodity building, sorting pens, working chute with sort and crowd pen, good fences, and several water wells.

Located 13± miles east of McMinnville, Tennessee on Hwy 8; 6± miles West of the intersection of new Hwy 111 and Hwy 8. Don't miss this once-in-a-lifetime opportunity to own plentiful land and a beautiful home, all in one!

## Tract Descriptions

**Tract 1: 63± Acres** with 2,232 sq. ft., 4-bedroom, 3-bath home (note: home has been set up to use solar power). Home also has large 2-car attached garage, 40'x60' shop building with 15' lean-to, 35'x100' hay barn, 30'x60' commodity barn, sorting pens and cattle chute. This tract is cleared and seeded. It also features a 2± acre pond, all with frontage on Hwy 8.

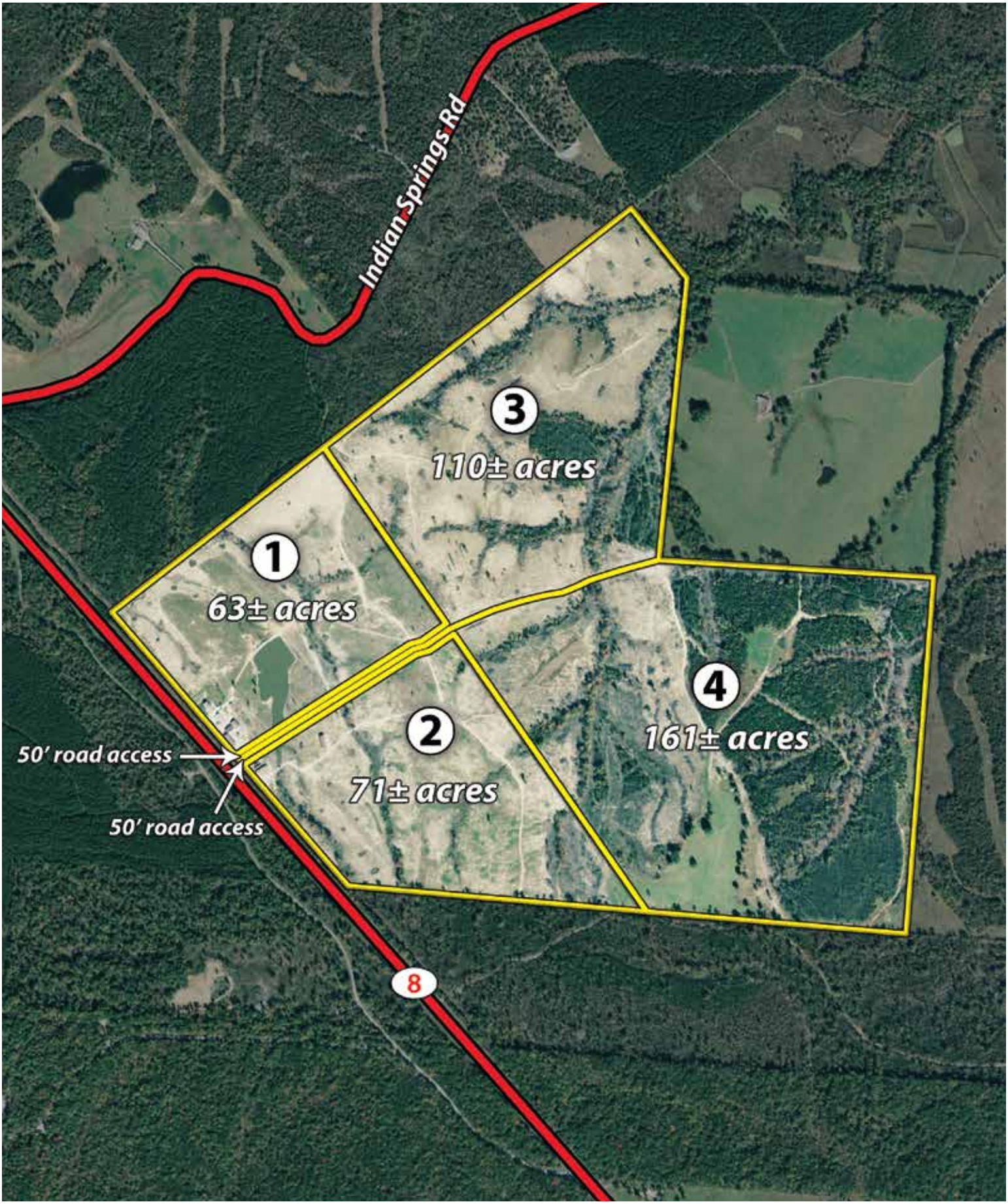
**Tract 2: 71± Acres;** cleared and seeded pasture ground with 35'x100' hay barn and frontage on Hwy 8.

**Tract 3: 110± Acres;** cleared and seeded pasture ground with water wells and 50' driveway to Hwy 8.

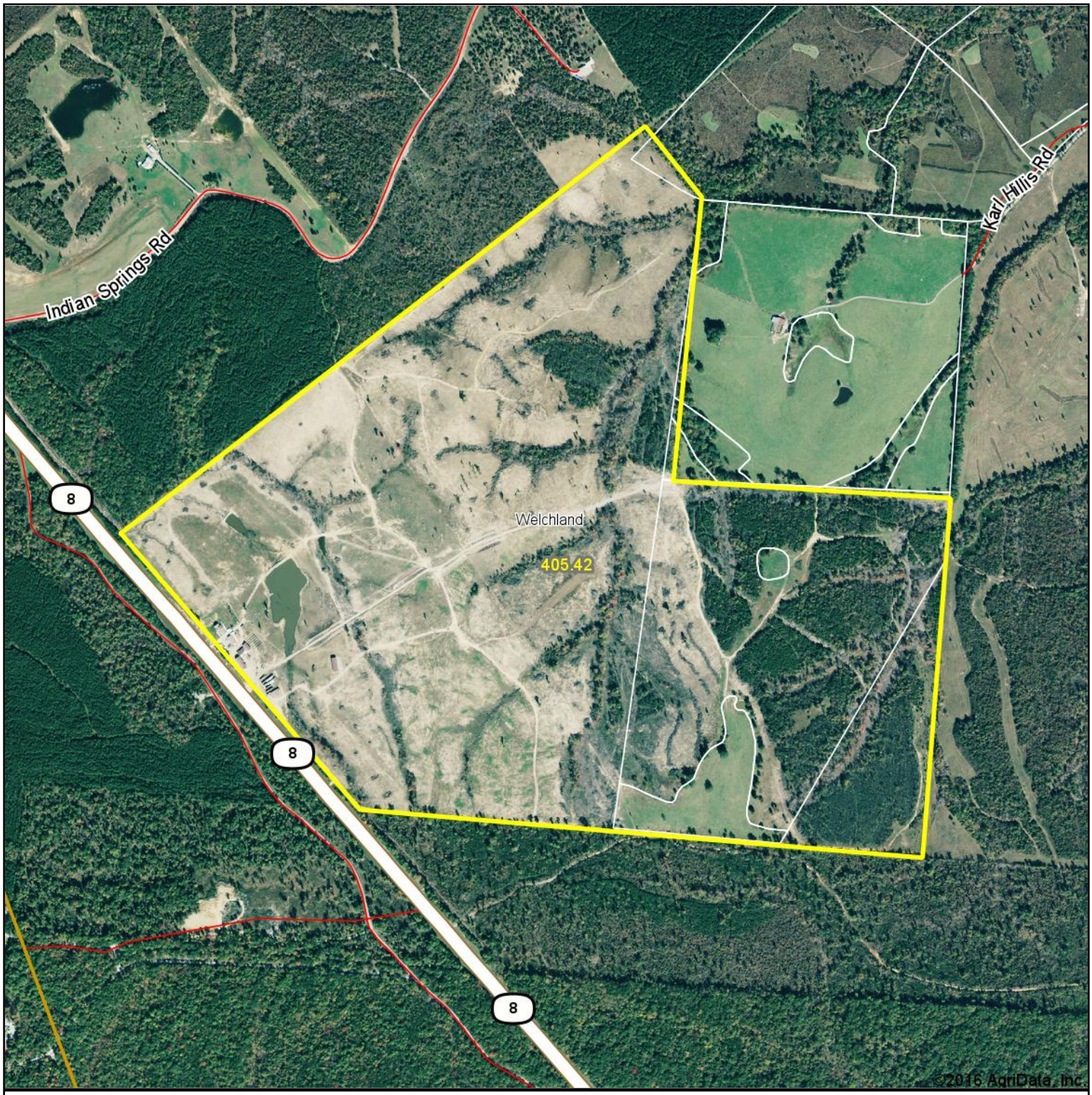
**Tract 4: 161± Acres;** mostly cleared and partially seeded pasture ground with water wells and 50' driveway to Hwy 8.

# ALL MAPS

# AERIAL/TRACT MAP



# FSA ACRES




SCHRADER
Real Estate and Auction Company, Inc.

map center: 35° 34' 28.65, 85° 33' 33.79

0ft 1115ft 2231ft

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

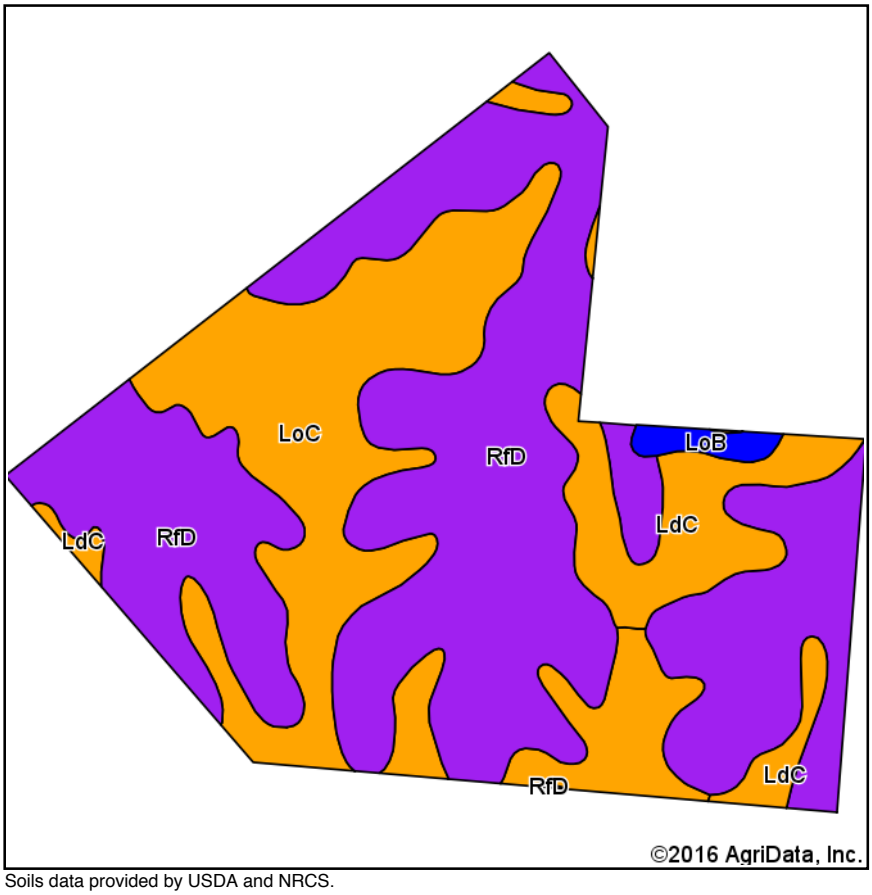
**Van Buren County**
**Tennessee**

N
W E
S

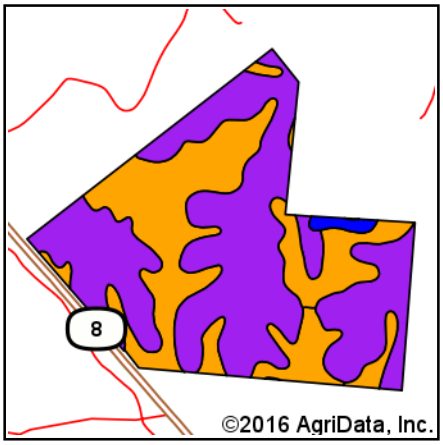
6/15/2016

# SURETY SOILS

## Soils Map




Soils data provided by USDA and NRCS.




State: **Tennessee**
County: **Van Buren**
Location: **35° 34' 28.65, 85° 33' 33.79**
Township: **Welchland**
Acres: **405.42**
Date: **6/15/2016**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

N W E S

Archived Soils Ending 11/15/2015
Area Symbol: TN604, Soil Area Version: 15

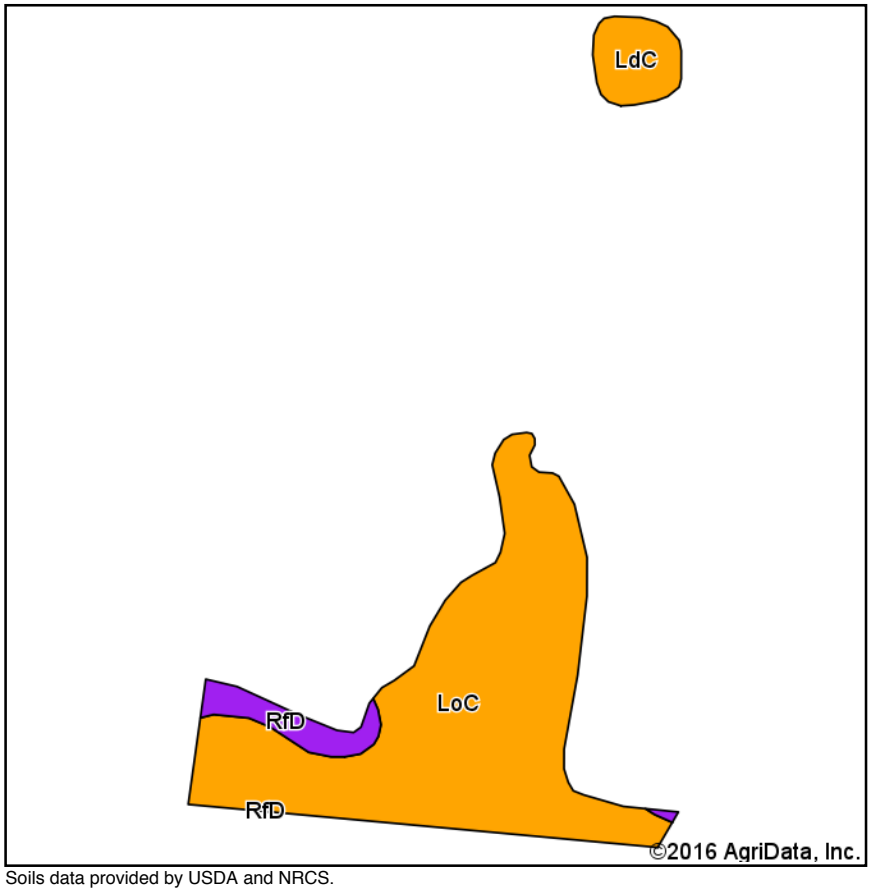
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Soybeans | Tobacco | Wheat | Grass legume pasture | Grass legume hay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| RfD | Ramsey-Lily complex, 5 to 20 percent slopes, very rocky | 245.80 | 60.6% | | Vs | 24 | 9 | 625 | 10 | 4 | 1 |
| LoC | Lonewood silt loam, 5 to 12 percent slopes | 116.19 | 28.7% | | IIIe | 105 | 34 | 2386 | 46 | 6 | 4 |
| LdC | Lonewood loam, 5 to 12 percent slopes | 39.21 | 9.7% | | IIIe | 109 | 35 | 2594 | 48 | 7 | 4 |
| LoB | Lonewood silt loam, 2 to 5 percent slopes | 4.22 | 1.0% | | IIe | 105 | 34 | 2386 | 46 | 6 | 4 |
| | | | | | **Weighted Average** | **56.3** | **18.9** | **1338.4** | **24.4** | **4.9** | **2.2** |

Area Symbol: TN604, Soil Area Version: 15

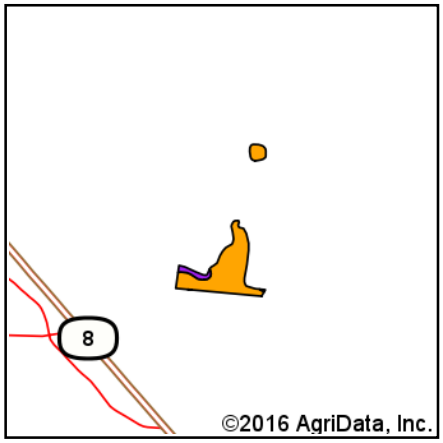
Soils data provided by USDA and NRCS.

# SURETY TILLABLE SOILS

## Soils Map




Soils data provided by USDA and NRCS.




State: **Tennessee**
County: **Van Buren**
Location: **35° 34' 28.65, 85° 33' 33.79**
Township: **Welchland**
Acres: **12.68**
Date: **6/15/2016**

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

N W E S

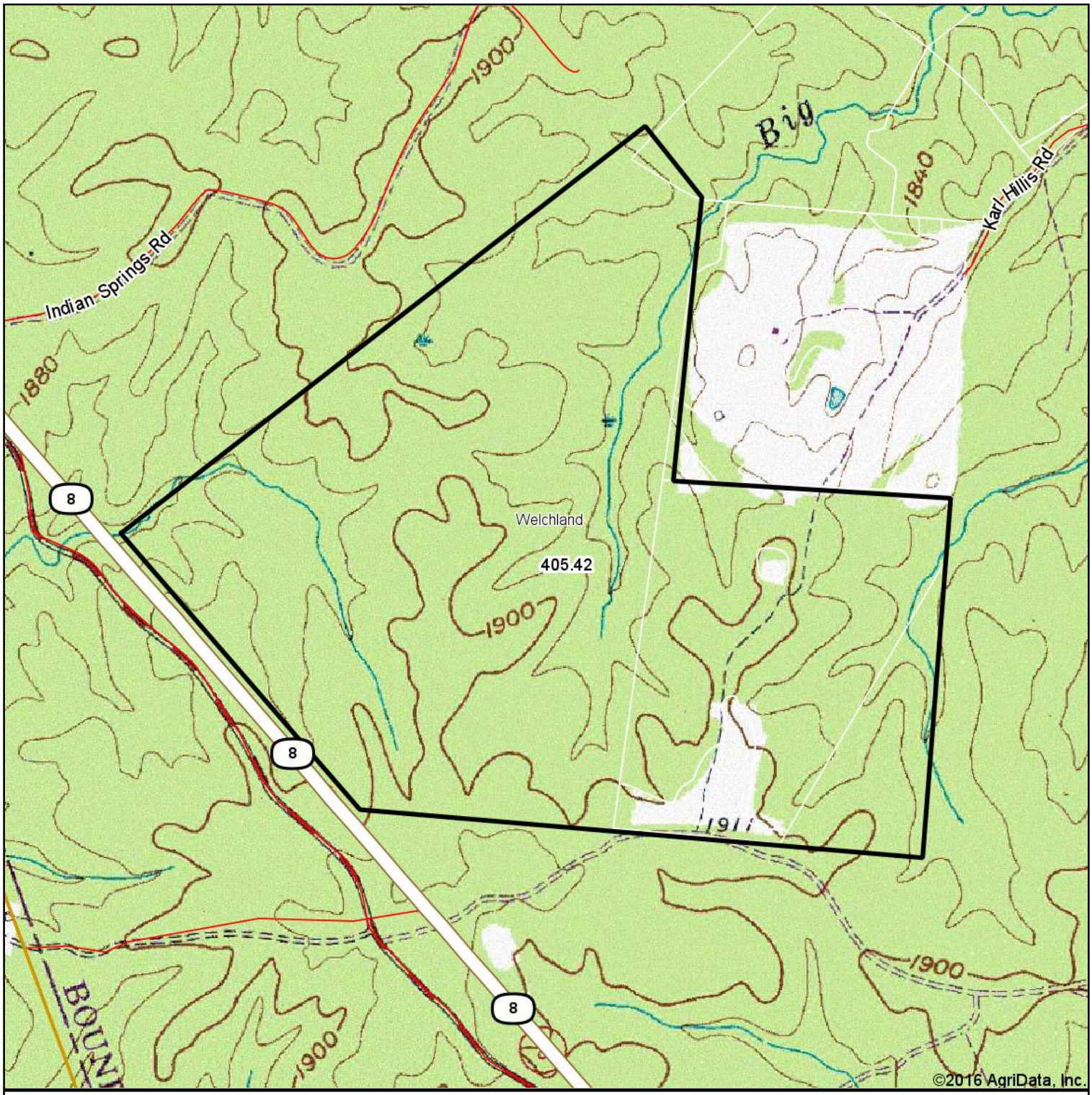
Archived Soils Ending 11/15/2015
Area Symbol: TN604, Soil Area Version: 15

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Soybeans | Tobacco | Wheat | Grass legume pasture | Grass legume hay |
|---|---|---|---|---|---|---|---|---|---|---|---|
| LoC | Lonewood silt loam, 5 to 12 percent slopes | 10.85 | 85.6% | | IIIe | 105 | 34 | 2386 | 46 | 6 | 4 |
| LdC | Lonewood loam, 5 to 12 percent slopes | 1.01 | 8.0% | | IIIe | 109 | 35 | 2594 | 48 | 7 | 4 |
| RfD | Ramsey-Lily complex, 5 to 20 percent slopes, very rocky | 0.82 | 6.5% | | Vs | 24 | 9 | 625 | 10 | 4 | 1 |
| | | | | | **Weighted Average** | **100.1** | **32.5** | **2288.7** | **43.8** | **6** | **3.8** |

Area Symbol: TN604, Soil Area Version: 15

Soils data provided by USDA and NRCS.

# SURETY TOPOGRAPHY MAP




map center: 35° 34' 28.65, 85° 33' 33.79

0ft 1115ft 2231ft

**Van Buren County**
**Tennessee**

N
W E
S

6/15/2016

SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

# ASSESSMENT DATA

# ASSESSMENT DATA - PG 1

State of Tennessee Comptroller of the Treasury

## Real Estate Assessment Data

Home | About | New Search | Return to List

**County Number:** 088 **County Name:** VANBUREN **Tax Year:** 2017

### Property Owner and Mailing Address

**Jan 1 Owner:**
OHIO DECORATIVE PRODUCTS
INC
PO BOX 126
SPENCERVILLE, OH 45887

### Property Location

**Address:** 18988 HIGHWAY 8

**Map:** 083 **Grp:** **Ctrl Map:** 083 **Parcel:** 009.00 **PI:** **S/I:** 000

### Value Information

**Reappraisal Year:** 2015

| | |
|---|---|
| **Land Mkt Value:** | $726,300 |
| **Improvement Value:** | $317,700 |
| **Total Market Appraisal:** | $1,044,000 |
| **Assessment %:** | 25 |
| **Assessment:** | $261,000 |

### General Information

| | | | |
|---|---|---|---|
| **Class:** | 10 - FARM | | |
| **City #:** | 000 | **City:** | |
| **SSD1:** | 000 | **SSD2:** | 000 |
| **District:** | 04 | **Mkt Area:** | R05 |
| **# Bldgs:** | 1 | **# Mobile Homes:** | 0 |
| **Utilities - Water / Sewer:** | 12 - NONE / NONE | **Utilities - Electricity:** | 00 - NONE |
| **Utilities - Gas / Gas Type:** | 00 - NONE | **Zoning:** | |

### Subdivision Data

**Subdivision:**

**Plat Bk:** **Plat Pg:** **Block:** **Lot:**

### Additional Description

D
WPP LLC MINERAL TRACT 46-6

### Building Information

**Building # 1**

| | | | |
|---|---|---|---|
| **Improvement Type:** | 01 - SINGLE FAMILY | **Stories:** | 2 |
| **Living/Business Sq. Ft.:** | 2,232 | | |
| **Foundation:** | 02 - CONTINUOUS FOOTING | **Floor System:** | 04 - WOOD W/ SUB FLOOR |
| **Exterior Wall:** | 11 - COMMON BRICK | **Structural Frame:** | 00 - NONE |
| **Roof Framing:** | 02 - GABLE/HIP | **Roof Cover/Deck:** | 03 - COMPOSITION SHINGLE |

# ASSESSMENT DATA - PG 2

| | | | |
|---|---|---|---|
| **Interior Finish:** | 07 - DRYWALL | **Paint/Decor:** | 04 - ABOVE AVERAGE |
| **Heat and A/C:** | 07 - HEAT & COOLING SPLIT | **Plumbing Fixtures:** | 9 |
| **Bath Tile:** | 00 - NONE | **Electrical:** | 03 - AVERAGE |
| **Shape:** | 01 - RECTANGULAR DESIGN | **Quality:** | 01 - AVERAGE |
| **Act Yr Built:** | 2002 | **Condition:** | A - AVERAGE |

**Building Areas:**

**Area:** BAS **Sq Ft:** 1,792
**Area:** BMU **Sq Ft:** 1,728
**Area:** GRF **Sq Ft:** 768
**Area:** USF **Sq Ft:** 440
**Area:** OPF **Sq Ft:** 256
**Area:** EPF **Sq Ft:** 256

## Extra Features

| Bldg/Card# | Type | Description | Units |
|---|---|---|---|
| 1 | FARM SHOP | 40X60 | 2,400 |
| 1 | ATTACHED SHED | 10X60 | 600 |
| 1 | CARPORT UNFINISHED DETACHED | | 1 |
| 1 | DRIVEWAY | CONC | 1 |
| 1 | SLAB | | 256 |
| 1 | IMPLEMENT SHED | | 600 |
| 1 | POLE BARN | | 2,040 |
| 1 | WOOD DECK | | 256 |
| 1 | IMPLEMENT SHED | | 1,920 |
| 1 | POLE BARN | | 3,072 |
| 1 | POLE BARN | | 3,072 |
| 1 | SLAB | | 198 |

## Sale Information

| Sale Date | Price | Book | Page | Vac/Imp | Type Instrument | Qualification |
|---|---|---|---|---|---|---|
| 02/13/2014 | $855,000 | RB74 | 771 | IMPROVED | WD | M |
| 08/24/1999 | $354,620 | 9 | 496 | VACANT | WD | M |

## Land Information

**Deed Acres:** 0.00 **Calc Acres:** 0.00 **Total Land Units:** 405.57

**Land Type:** 62 - WOODLAND 2 **Soil Class:** A **Units:** 67.00
**Land Type:** 62 - WOODLAND 2 **Soil Class:** P **Units:** 16.00
**Land Type:** 04 - IMP SITE **Soil Class:** **Units:** 1.00
**Land Type:** 54 - PASTURE **Soil Class:** A **Units:** 257.00
**Land Type:** 54 - PASTURE **Soil Class:** P **Units:** 64.57

New Search | Return to List | View GIS Map for this Parcel

| | | |
|---|---|---|
| Glossary of Terms | How to Search | Fact Sheet |
| Division of Property Assessments Home Page | Comptroller of the Treasury Home Page | State of Tennessee Home Page |

# PROPERTY RECORD/TAXES

Property Type: **10 Farm**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

**18988 HIGHWAY 8**
Property Address

Ownership and Mailing Address
**OHIO DECORATIVE PRODUCTS INC**
**PO BOX 126**
**SPENCERVILLE OH 45887**

Subdivision
BK PG BLOCK LOT TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description: **WPP LLC MINERAL TRACT 46-6 D**
Dimensions

**TAX YEAR 2017**
**VAN BUREN**

City
SSD1
SSD2

Total Land Units **405.57**
Deed Acres
Calculated Acres **405.57**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 088 | 083 | | 009.00 | | 000 |

Map **083** Updated 08/23/2016
Dist **04** Printed 08/30/2016

Card: 1 of 1

Page: 1 of 2

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **3 Part Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

Year Built **2002** Eff Yr Built **2002** Rooms **0** Bedrooms **0**
Full Baths **3** Half Baths Add'l Fixtures Total Fixtures **9**
Wood FP Stacks Openings Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **0** Rental Src Year **0** Amount **0** Sched

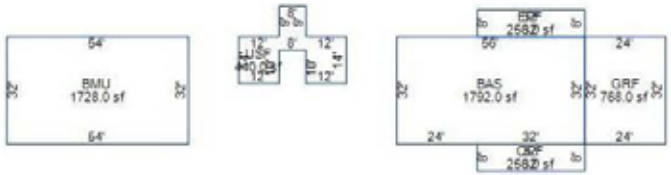
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **03 Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1 : Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr. Physical **13** Other Phys Functional External % Good **87**

| GFLA | Factors Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| 1,792 | 1.174 | 1 | 1.07 | 1 | 2,232 | 2015 | 13 | 1.00 |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | 123,100 | 84,440 | 207,540 | 92.98 | Dwelling Factor | 1 |
| RCNLD | 107,100 | 73,460 | 180,560 | 80.90 | Dwelling Value | 180,560 |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | BAS | 1,792 | | | |
| | USF | 440 | 100 | 54 | 23,760 |
| | EPF | 256 | 0 | 48.01 | 12,290 |
| | OPF | 256 | 0 | 18.01 | 4,610 |
| | GRF | 768 | 0 | 30 | 23,040 |
| | BMU | 1,728 | 0 | 12.00 | 20,740 |




## APPRAISED VALUES

| | |
|---|---|
| LAND | 726,300 |
| IMPROVEMENTS | 317,700 |
| TOTAL APPRAISAL | 1,044,000 |
| GREENBELT APR | |
| ASSESSMENT | 261,000 |
| ASSESSED @ | 25% |
| APPROACH | COST VALUE |

Value Correlation

| | Value |
|---|---|
| COST | 1,044,000 |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **R05**
Review Flag
Living Units
Water/Sewer
**12 None / None**
Electricity
**00 None**
Gas
**00 None**
Topo **1 Rolling**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **09/12/2014** By **39**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11 81**
Zoning

## GREENBELT

Year **2015** Recorded **03/17/2015**
App# **83** Book/Pg **RB79/304**

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FSP | Farm Shop | 2002 | 2002 | 2,400 | B | 1 | 40X60 | | 13.5833 | GD | 32,600 | 74 | | 1 | 24,120 |
| ASH | Attached Shed | 2005 | 2005 | 600 | D | 1 | 10X60 | | 5.2667 | FR | 3,160 | 80 | | 1 | 2,530 |
| CUD | Detached Carport Unf | 1500 | 1500 | 1 | C | 2 | | | 750 | UN | 1,500 | 100 | | 1 | 1,500 |
| DRW | Driveway | 1500 | 1500 | 1 | C | 1 | CONC | | 3500 | UN | 3,500 | 100 | | 1 | 3,500 |
| SLB | Slab | 2002 | 2002 | 256 | E | 1 | 8 X 32 | | 2.3828 | PR | 610 | 35 | | 1 | 210 |
| ISH | Implement Shed | 2014 | 2014 | 600 | C | 1 | 20 X 30 | | 10.0333 | AV | 6,020 | 98 | | 1 | 5,900 |
| PBN | Pole Barn | 2014 | 2014 | 2,040 | B | 1 | 34 X 60 | | 12.7696 | GD | 26,050 | 98 | | 1 | 25,530 |
| ISH | Implement Shed | 2014 | 2014 | 1,920 | C | 1 | 32 X 60 | | 7.7344 | AV | 14,850 | 98 | | 1 | 14,550 |
| PBN | Pole Barn | 2014 | 2014 | 3,072 | C | 1 | 32 X 96 | | 9.4076 | AV | 28,900 | 98 | | 1 | 28,320 |
| PBN | Pole Barn | 2014 | 2014 | 3,072 | C | 1 | 32 X 96 | | 9.4076 | AV | 28,900 | 98 | | 1 | 28,320 |
| SLB | Slab | 2002 | 2002 | 198 | E | 1 | 9 X 22 | | 2.6263 | PR | 520 | 35 | | 1 | 180 |
| WDK | Wood Deck | 2002 | 2002 | 256 | C | 1 | 8 X 32 | | 15.6641 | AV | 4,010 | 61 | | 1 | 2,450 |

**Total OBY Value** 137,110

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| 09/12/2014 | 00 Pcl Review | 39 |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | A | 62A | 62 | A | 0 | 0 | 67 | 1,000.00 | | | | | | 100 | 100 | 1,000.00 | 67,000 |
| 4 | A | 62P | 62 | A | 0 | 0 | 16 | 900.00 | | | | | | 100 | 100 | 900.00 | 14,400 |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |



PROPERTY RECORD/TAXES - PG 1

Property Type: 10 Farm

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 18988 HIGHWAY 8 (Property Address) | Subdivision BK PG BLOCK LOT TRACT | TAX YEAR 2017 VAN BUREN | 088 | 083 | | 009.00 | | 000 |
| | | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv BK PG BLOCK LOT TRACT | City | | Map 083 | | Updated 08/23/2016 | | |
| OHIO DECORATIVE PRODUCTS INC | | SSD1 | | Dist 04 | | Printed 08/30/2016 | | |
| PO BOX 126 | Additional Description: WPP LLC MINERAL TRACT 46-6 D | SSD2 | | | | | | |
| SPENCERVILLE OH 45887 | Dimensions | Total Land Units 405.57 | | Card: 1 of 1 | | | | |
| | | Deed Acres | | | | | | |
| | | Calculated Acres 405.57 | | Page: 2 of 2 | | | | |

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6 | U | 08 | 04 | | 0 | 0 | 1 | 8,500.00 | | | | | | | 100 | 8,500.00 | 8,500 |
| 8 | U | 54A | 54 | A | | | 257 | 2,200.00 | | | | | | 100 | 100 | 2,200.00 | 565,400 |
| 9 | A | 54P | 54 | A | | | 64.57 | 1,100.00 | | | | | | 100 | 100 | 1,100.00 | 71,030 |
| | | | | | | Totals: | 405.57 | | | | | | | | | | 726,330 |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| 02/13/2014 | RB74 | 771 | 855,000 | 855,000 | I | WD | M | OHIO DECORATIVE PRODUCTS |
| 08/24/1999 | 9 | 496 | 354,620 | 354,620 | V | WD | M | ORICE GUY A ETUX |

### NOTES

REAPPRAISAL YEAR CHANGED FROM B & C TO A LOCATION



PROPERTY RECORD/TAXES - PG 2

# ONLINE BIDDING FORMS

# BIDDER PRE-REGISTRATION FORM

## BIDDER PRE-REGISTRATION FORM

**MONDAY, SEPTEMBER 26, 2016**

**405 ACRES – VAN BUREN COUNTY, TENNESSEE**

**This form must be received at Schrader Real Estate and Auction Company, Inc.,**
**P.O. Box 508, Columbia City, IN, 46725**
**Fax # 260-244-4431, no later than Monday, September 19, 2016.**

### BIDDER INFORMATION

(FOR OFFICE USE ONLY)

**Bidder #** _____

**Name** _____

**Address**_____

**City/State/Zip** _____

**Telephone: (Res)** _____ **(Office)** _____

**My Interest is in Tract or Tracts #** _____

### BANKING INFORMATION

**Check to be drawn on: (Bank Name)**_____

**City, State, Zip:** _____

**Contact:** _____ **Phone No:** _____

### HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ **Brochure** ☐ **Newspaper** ☐ **Signs** ☐ **Internet** ☐ **Radio** ☐ **TV** ☐ **Friend**

☐ **Other** _____

### WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ **Regular Mail** ☐ **E-Mail** **E-Mail address:**_____

☐ **Tillable** ☐ **Pasture** ☐ **Ranch** ☐ **Timber** ☐ **Recreational** ☐ **Building Sites**

**What states are you interested in?**_____

***Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.***

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

**Signature:** _____ **Date:** _____

# Online Auction Bidder Registration
## 405± Acres • Van Buren County, Tennessee
## Monday, September 26, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:
   _____
   _____
   _____
   My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, September 26, 2016 at 6:00 PM.

3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.

4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.

5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.

6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of $_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

   Schrader Real Estate & Auction Company, Inc.
   950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
   Phone 260-244-7606; Fax 260-244-4431

   For wire instructions please call 1-800-451-2709.

# ONLINE BIDDER REGISTRATION FORM - PG 2

7. My bank routing number and bank account number is: _____. (This for return of your deposit money). My bank name and address is:
   _____
   _____
   _____

8. ***TECHNOLOGY DISCLAIMER:*** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, September 19, 2016**. Send your deposit and return this form via fax to: **260-244-4431.**

I understand and agree to the above statements.

_____ _____
Registered Bidder's signature Date

_____
Printed Name

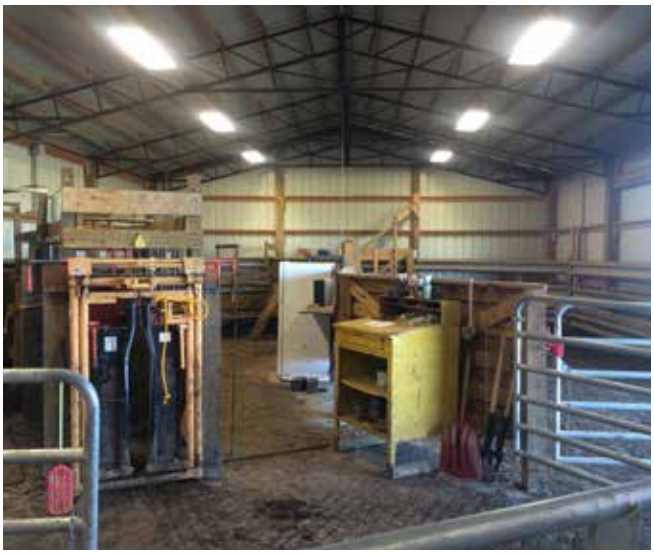
***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

# ADDITIONAL PHOTOS



SCHRADER Real Estate and Auction Company, Inc. in partnership with McLEMORE AUCTION COMPANY, LLC


**Schrader Real Estate and Auction Co.**
**950 North Liberty Drive,**
**Columbia City, IN 46725**
**800.451.2709 / 260.244.7606**
**www.schraderauction.com**