






AUCTION TERMS & CONDITIONS:

A down payment equal to ten percent (10%) of the total contract purchase price shall be due immediately after the bidding concludes. Personal checks will be acceptable for the down payment.

The remainder of the purchase price shall be paid in cash at closing. The Buyer's obligation to purchase shall *not* be subject to any contingency relating to the Buyer's ability to obtain a loan or other financing agent's fee for an administered closing will be held on or before the targeted closing deadline or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and the Seller's closing documents. The closing shall be held on or before the targeted closing date of closing.

Possession of the Purchased Tract shall be delivered at closing; *provided, however*, (1) Real estate taxes assessed against and attributable to the Purchased Tract shall be prorated on a calendar year basis to the date of closing.

Seller agrees to grant a license for Buyer to enter upon the Purchased Tract *prior to* closing pursuant to the terms of a pre-closing access agreement substantially in accordance with the terms and conditions set forth in the attached Exhibit (which provides for an additional 10% earnest money deposit for a total of 20%).

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SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGERS:
Jim Hayworth, 888-808-8680 • 765-427-1913 (Cell)
Gary Boggs, 800-451-2709 • 260-244-7606

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#AU01042681

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
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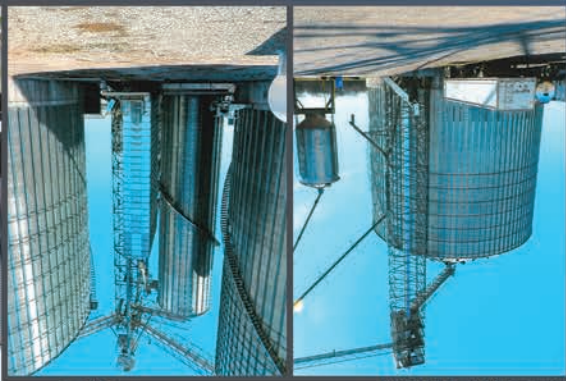
OCTOBER 2016

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(1) in Fountain Co., IN
(1) in Montgomery Co., IN

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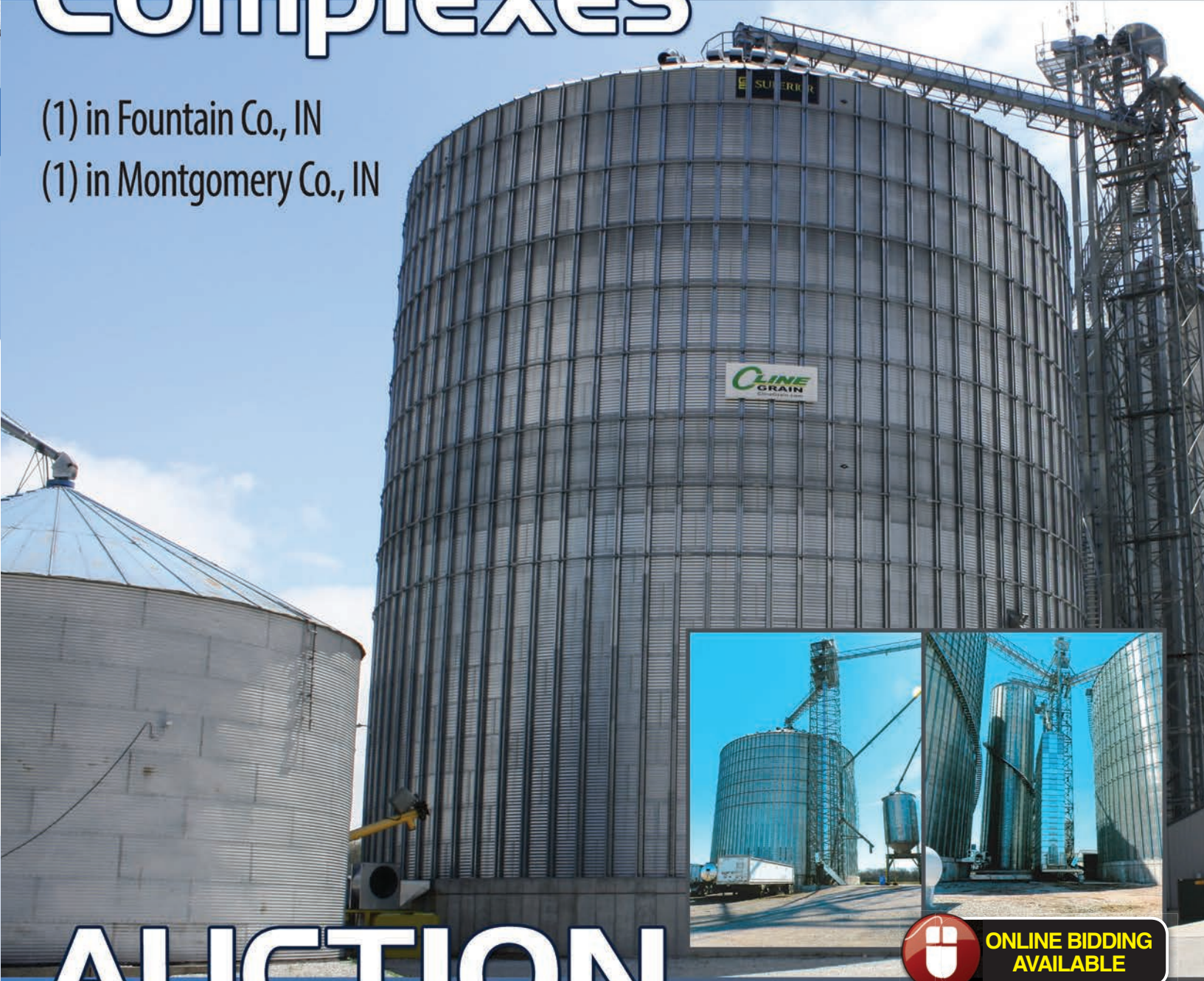
held at the Holiday Inn Express, Crawfordsville, IN

2 Grain Complexes

- (1) in Fountain Co., IN
- (1) in Montgomery Co., IN



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AUCTION

FRIDAY, OCTOBER 14 - 1:00 PM EASTERN TIME

held at the Holiday Inn Express, Crawfordsville, IN

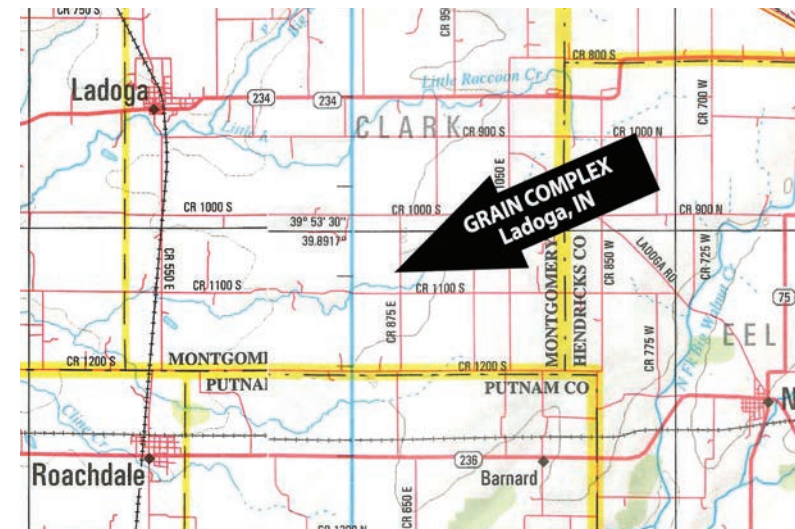
 **ONLINE BIDDING AVAILABLE**

(1) IN FOUNTAIN CO., IN
(1) IN MONTGOMERY CO., IN

AUCTION LOCATION: Holiday Inn Express, 2506 Lafayette Rd., Crawfordsville, IN - 1/2 mi. south of I-74 on US 231



Following items are NOT included in the purchase price of the Hillsboro Property: 2014 Rice Lake Survivor 12x70 transport truck scale; 2014 Neco D 24380 24 tier Mixflo grain dryer; 2014 Brock 27' 39 ring commercial grain bin; 2014 Creamer HD 4500 95' grain leg; 2014 Creamer HD 4500 145' grain leg; 2014 Union Iron truck probe; 2014 Integris temperature & moisture grain monitoring system. These (7) items are leased from First Farmers Bank & Trust. Any potential buyer of the Hillsboro Property that desires to acquire these (7) items must negotiate a separate purchase price for these items with First Farmers Bank & Trust. The contact person for First Farmers is D. Norman Lavengood, at 123 N. Jefferson, Converse, IN 46919, 765-395-3316.



Size: 1.15 Acres
Zoning: Ag
Improvements:
710,000 bushel bin built in 2013
12,000 bu./hr capacity
140' grain leg
82' overhead drag conveyor



Inspection:
Tuesday, October 4
1:00 - 3:00 PM



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 Schrader Auction Company at 800-451-2709.

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