

**TERMS AND CONDITIONS**

**PROCEDURE:** This property will be offered in one individual tract, as a total 97± acre unit. The property will be sold in the manner resulting in the highest total sale price.

**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.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. 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.**

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about November 3, 2017 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.

**POSSESSION:** Possession shall be given at closing, subject to Tenant's Rights to harvest the 2017 crop.

**REAL ESTATE TAXES:** Buyer shall assume the 2018 real estate taxes due in 2019. Buyer shall assume any Ditch Assessments due in 2018 and thereafter.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

**FSA INFORMATION:** The Clinton County FSA Office shall make all acreage and base yield determinations.

**EASEMENTS:** 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, if any.

**SURVEY:** A new survey will be required. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. Expense of new survey will be shared equally between the Seller and the Buyer 50:50.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representa-

tives 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 Sellers 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 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 to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

**97±**  
acres  
offered in 1 tract

Clinton County, IN

| SEPTEMBER 2017 |     |     |     |     |     |     |
|----------------|-----|-----|-----|-----|-----|-----|
| 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  |

**CORPORATE OFFICE:**

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**800-451-2709**

Clinton County, IN

**97±**  
acres  
offered in 1 tract

**SCHRADER**  
Real Estate and Auction Company, Inc.



ONLINE BIDDING  
AVAILABLE

- 82.53± total tillable acres
- 14.47± wooded acres
- Productive Clinton County Farmland

**LAND AUCTION**

**Wednesday, September 27 • 6 PM (EST)**

Auction held at the Paul Phillippe Resource Center, 401 W Walnut Street, Frankfort, IN 46041



**97± acres**  
*offered in 1 tract*

Wednesday, September 27 • 6 PM (EST)

- 1 mile North of Frankfort •
- 20 miles South East of Lafayette •
- 40 miles North of Indianapolis •

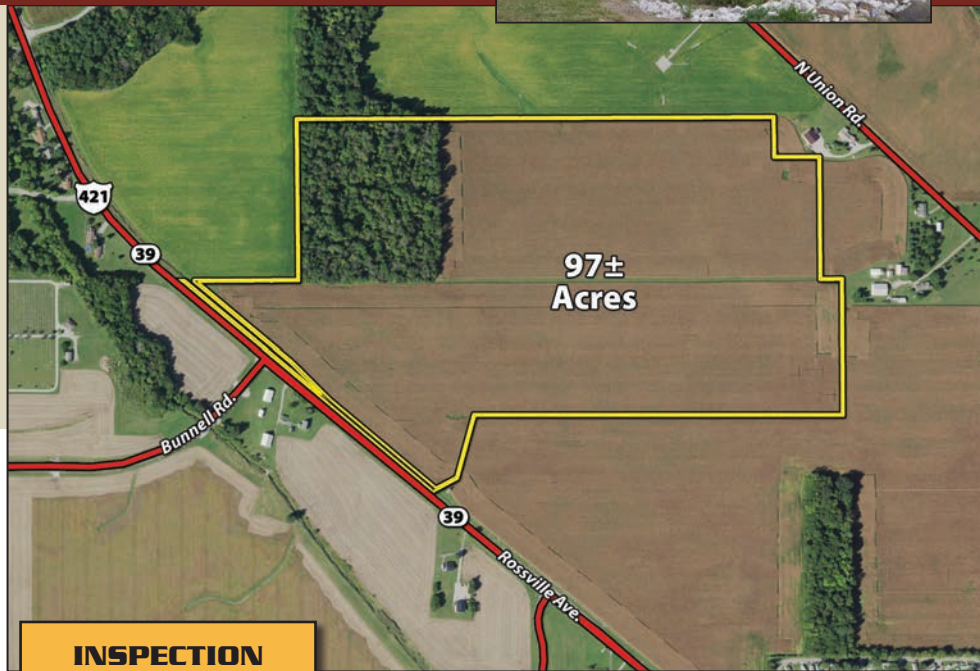
*Auctioneer's Note: There will be a new survey completed for acreage and improvements not included in the auction which are located on the east side of the property.*



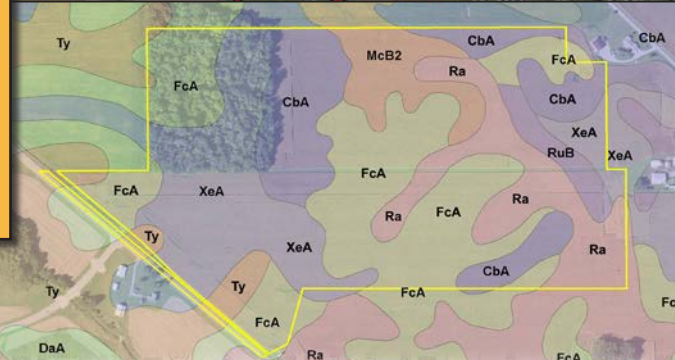
# SCHRADER

Real Estate and Auction Company, Inc.

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**Walking over farm is welcome, please contact Auction Manager before entering.  
Call 1-800-451-2709 with questions.**



You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - **800-451-2709**.