

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 97± acre unit. Tract 3 will be offered only in combination with Tracts 1 & 2 or adjoining landowner with access. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Trustee Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. on or before July 30, 2018. Seller to be credited at closing with \$75 per acre rental income, per FSA crop acre, per tract.

POSSESSION: Home and barn at closing. Cropland subject to 2018 crop lease with possession upon crop removal.

REAL ESTATE TAXES: Buyer(s) to pay installment due and payable May 2019. Taxes estimated at \$2,868.14. Seller to pay taxes assessed 2017 payable 2018 at closing.

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. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #81 Tract 270. See Agent for Information.

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.

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 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 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 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

Just North of Hagerstown
Southeastern Indiana
Wayne County

Auction Manager:

Steve Slonaker #AU19300120

877.747.0212 or 765.855.2045

schrader@parallax.ws

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| JUNE | | | | | | |
|------|-----|-----|-----|-----|-----|-----|
| 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 |

Tracts 2 & 3



AUCTION

Just North of Hagerstown
Southeastern Indiana
Wayne County

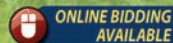
97±
acres
in 3 tracts

- Cropland
- Big Farmhouse with Barn
- Classified Woodland

Tracts 2 & 3

MONDAY, JUNE 25 • 6PM

at the Hartley Hills Golf Club,
Hagerstown, IN



877.747.0212 • SchraderAuction.com

AUCTION

Just North of Hagerstown
Southeastern Indiana
Wayne County

MONDAY, JUNE 25 • 6PM

at Hartley Hills Golf Club, 201 N Woodpecker Rd, Hagerstown
at the intersection of Hwy 38 and Hwy 1, 4 miles north of I-70.



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 Schrader Auction Company at 800-451-2709.

- **Pretty Farm with Big Farmhouse & Good Pole Barn**
- **75.7 FSA Crop Acres**
- **Nice 15 Acres Classified Woodland**
- **Hagerstown Schools Nearby**
- **Secluded, Quiet Homestead on Short Lane**
- **Great Opportunity to Purchase 27± to 79± Acres to Fit Your Family Needs**

97± acres in 3 tracts

PROPERTY LOCATION: From Hagerstown on Hwy 38 then north on North Washington St (becoming Baker Rd), then past the high school 2½ miles to farm on the west side.
8606 Baker Rd, Hagerstown, IN

TRACT 1: 43± acres with 32.5± acres cropland and 10 acres Classified Forest at west end. Good frontage on Baker Rd. Some Treaty and Crosby soils. Nice combination of cropland and long term timber investment. Buyer to assume Classified Forest designation.

TRACT 2: 27± acres with 2,056 sq. ft., 2 story farmhouse with 4 bedrooms and central air. Nice 36'x 72' pole barn with 2/3 concrete floor. About 23 acres cropland. Nice setting on short lane.

TRACT 3: 27± acres "Swing Tract" with 22 acres cropland and 5 acres Classified Forest. This tract must be bid with Tracts 1 or 2 or adjoining owner with access. If purchased separately, the Seller will be required to remove from Classified Forest and will rebate taxes.

If purchased with Tract 1, buyer will assume Classified Forest.

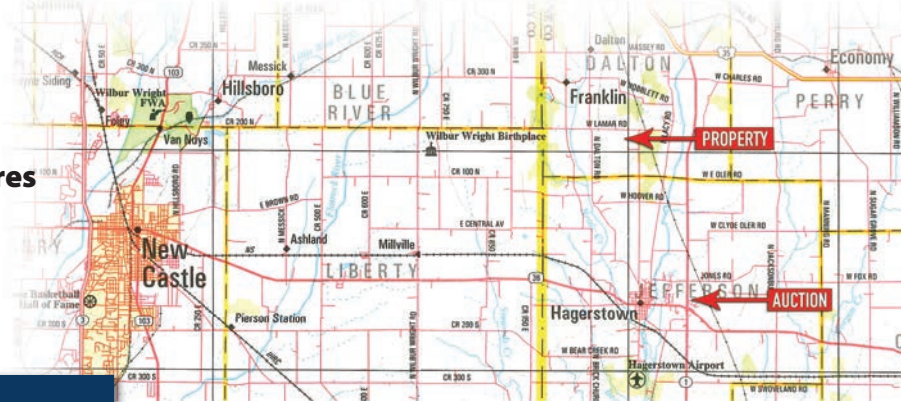
OWNER: Donald Dishman Trust, Craig Dishman, Trustee

Inspection Dates:

Saturday, June 9 • 9-11 AM

Thursday, June 14 • 3-5 PM

Wednesday, June 20 • 3-5 PM



All acreages are approximate. (Sec. 3 Twp. 17N R 12E)



TRACT 2



TRACT 2



TRACT 2



TRACTS 2 & 3



TRACT 3