

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding as determined by the auctioneer.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL OF BID PRICE: The successful bidder will be required to enter a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Proper deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: At closing or after harvest of tillable land.

REAL ESTATE TAXES: Seller pays 2011 taxes due in 2012. Buyer pays all taxes thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There shall be no new survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF

WARRANTIES: All information contained in this brochure and all related materials is subject

to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in

consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 Drive
Columbia City, IN 46725
800-451-2709

Sale Managers: Gary Bailey & Gannon Troutner

800-659-9759

#AC63001504, #AU09200000, #AU11000010

Email: gary@garybaileyauctions.com

gannon@garybaileyauctions.com



DECEMBER 2011

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	31

www.GaryBaileyAuctions.com

www.schraderauction.com

dm - 347

REAL ESTATE

Auction

Elkhart County, IN
Clinton Twp.
71 acres

REAL ESTATE

Auction

Auction held at the Millersburg Fire Department

Elkhart County, IN • Clinton Twp.

North of Millersburg, South of Middlebury

71 acres
1 TRACT

**Tillable
Productive
Farmland**

Thursday, December 1 • 6:00 PM



REAL ESTATE

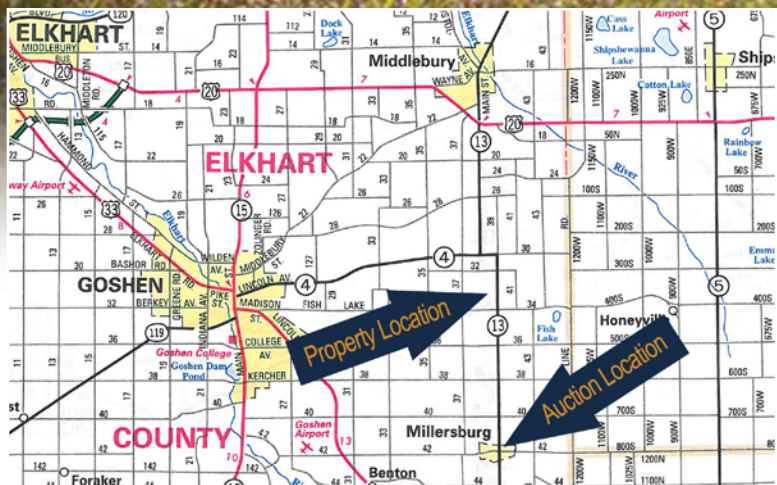
Auction

71

Elkhart Co., IN
Clinton Twp.

acres

THURSDAY, DECEMBER 1 • 6:00 PM



PROPERTY LOCATION:

4 Miles North of Millersburg on State Road 13 on the West side or 1 mile South of the intersection of State Road 13 and State Road 4 on State Road 13.

AUCTION LOCATION:

On the North side of Millersburg on State Road 13 at the **Millersburg Fire Department**, behind the Farmers State Bank. 500 Carriage Lane, Millersburg, Indiana.

FARM INFORMATION

71 Acres: Approximately 61 tillable acres; productive soils with the balance in a small wooded area and grassland. Predominant soils include Blount, Bristol, Glynwood, Pewamo and Rennselaer. 146' of frontage on St. Rd. 13.

OWNER: Jesse Graber & The Clara Graber Trust

SALE MANAGERS: Gannon Troutner & Gary Bailey

SCHRADER 800-659-9759
Real Estate and Auction Company, Inc. 574-354-7822

www.GaryBaileyAuctions.com

gannon@garybaileyauctions.com • gary@garybaileyauctions.com



Don't miss this opportunity to own this quality farm!

WALK-OVER INSPECTIONS WELCOME.

SOIL TYPES	
Symbol	Soil Name
BlaA	Blount loam
BtxB	Bristol loamy sand
GlaB	Glynwood loam
PkdA	Pewamo clay loam
ReyA	Rennselaer loam

