

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 96± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 15, 2011. Closing costs for an administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession shall be at closing, subject to tenant's rights for the 2011 crops.

REAL ESTATE TAXES: Buyer shall assume the 2012 real estate taxes due in 2013. Buyer shall assume any ditch assessments due in 2012 and thereafter.

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

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:** No survey will be done, as existing legal descriptions exist, unless needed for good title.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller 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 the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



950 N. Liberty Dr., Columbia City, IN 46725
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800-451-2709



NOVEMBER 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			

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dm - 353

96.02[±] acres
South of Rensselaer, IN

**QUALITY
TILLABLE
LAND**

South of Rensselaer, IN

96.02[±] acres

**QUALITY
TILLABLE
LAND**

**LAND
Auction**

Thursday, November 17 • 6:00 PM CENTRAL



96.02[±] acres

LAND Auction

Thursday, November 17 • 6 PM CENTRAL



AUCTION LOCATION:

From Rensselaer, take SR 114 approximately 1 ½ miles west to the Jasper County Fairgrounds or from I-65 & SR 114, take SR 114 approximately 1 ½ miles east to the Jasper County Fairgrounds.

PROPERTY LOCATION:

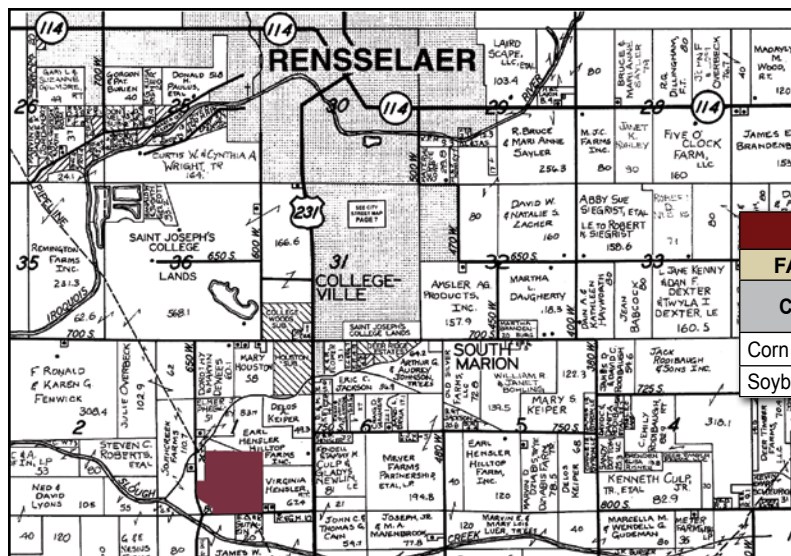
From Rensselaer, take US 231 approximately 2 miles south to CR 800S, then go approximately ¾ mile west on CR 800S to CR 650W. The property is at the northeast corner of CR 800S & CR 650W.

TRACT INFORMATION:

This 96± acre tract of quality land with 93.5 acres of tillable land. This farm has frontage on CR 800S & CR 650W.

2010 Real Estate Taxes – Payable 2011

Real Estate Taxes \$940.91/year. Ditch Tax \$240.29/year



FSA INFORMATION

FARM #844 - 93.5 Acres Cropland

Crop	Base	Yield Direct	Yield CC
Corn	46.8 Acres	102 Bu.	161 Bu.
Soybeans	46.7 Acres	36 Bu.	43 Bu.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Pa	Papineau sandy loam	48.7	50.8%	Illw	135	4.5	9	47	54	
St	Strole clay loam	25.8	26.9%	Illw	110	3.6	7.2	39	50	
Ir	Iroquois fine sandy loam	20	20.8%	Illw	140	4.6	9.2	49	56	
SmA	Simonin loamy sand, 0 to 2 percent slopes	1.4	1.4%	Ills	115	3.8	7.6	40	46	
Re	Rensselaer loam	0.1	0.1%	Illw	146	4.9	9.7	51	59	
Weighted Average						129	4.3	8.5	45.2	53.2

OWNERS: CARL & SUZY CURRAN

Sale Manager: Jim Hayworth
888-808-8680 or 765-427-1913

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