

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 67.5± acre unit. 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 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.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: Closing shall take place 15 days after marketable title.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Seller shall pay the 2011 real estate taxes due in 2012. The Buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: The Buyer shall pay any ditch assessments due after closing, if any.

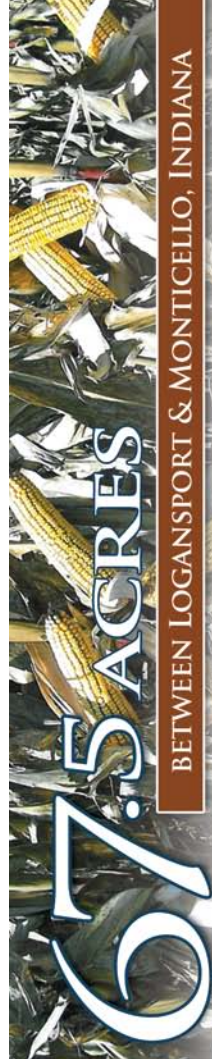
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: If the property sells in tracts and there is no existing legal description for the tracts, then a new survey will be ordered and the cost of the new survey will be split 50:50 between Seller and Buyer.

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.



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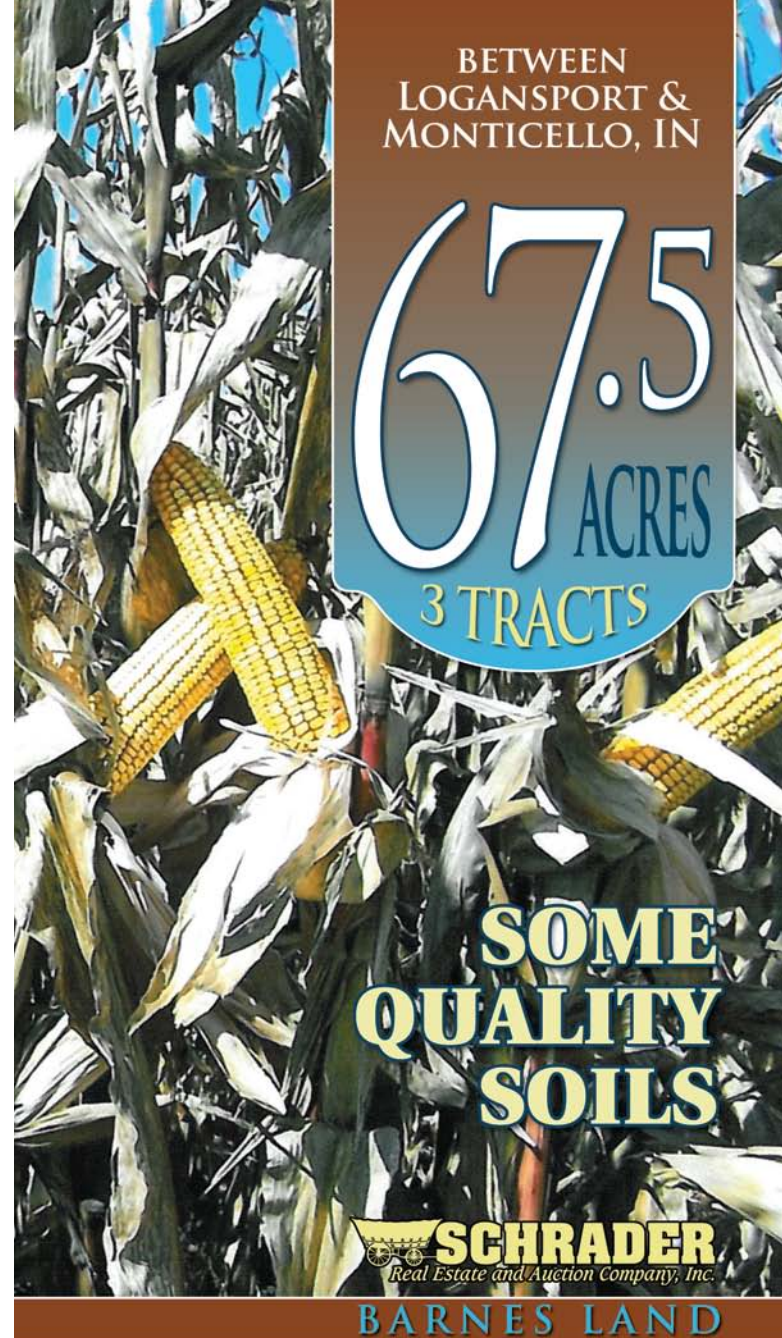
NOVEMBER 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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20	21	22	23	24	25	26
27	28	29	30			



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BETWEEN
LOGANSPORT &
MONTICELLO, IN

67.5
ACRES
3 TRACTS

**SOME
QUALITY
SOILS**

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Real Estate and Auction Company, Inc.

BARNES LAND

AUCTION

Friday, November 18 • 1 PM

at the Holiday Inn Express, 3939 E. Market St., Logansport

67.5 ACRES

3 TRACTS

BAARNES LAND AUCTION

Friday, November 18 • 1 PM

AUCTION LOCATION:
Holiday Inn Express
 – 3939 East Market St.
 (Business US 24) on the
 east side of Logansport.

PROPERTY LOCATION:

From Logansport take US 24 approximately 10 miles west to CR 1050W, then take CR 1050W ½ mile south to the property. Or from Monticello take US 24 approximately 9 miles east to CR 1050W, then ½ mile south to the property.



TRACT INFORMATION:

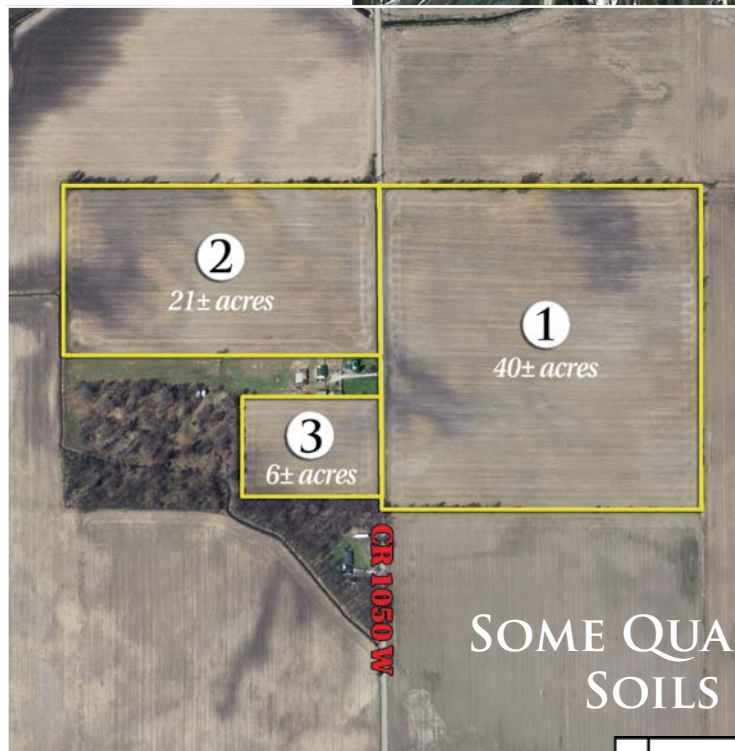
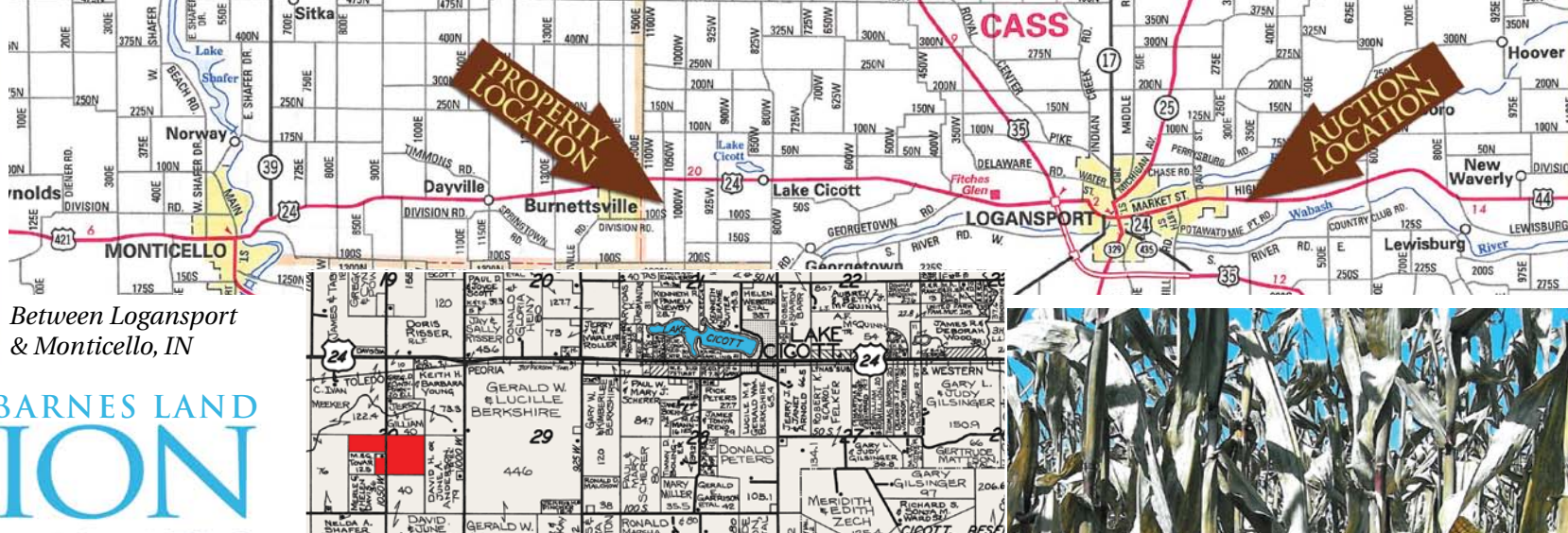
TRACT 1: This 40± acre tract of quality land with 40.4 acres of tillable land (per FSA).

TRACT 2: A 21± acre tract of quality land with 21.24 acres of tillable land (per FSA).

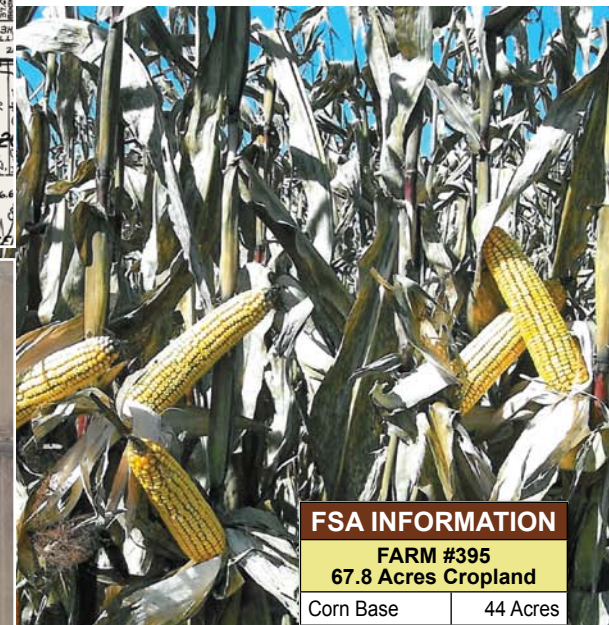
TRACT 3: This 6± acre field has 6.12 acres of tillable land (per FSA).

All tracts have frontage on CR 1050W.

Real Estate Taxes: 2010 Payable 2011 - \$1582.32/year.
 Ditch Tax 2011 - \$1/acre.

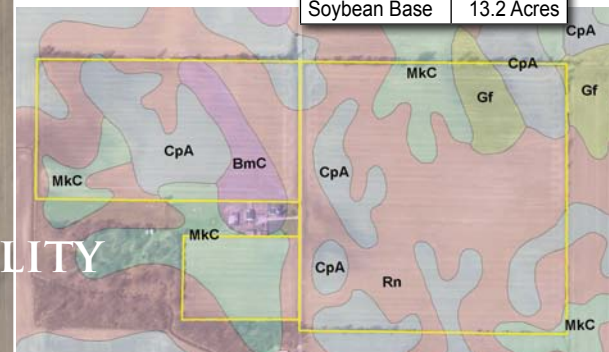


SOME QUALITY
SOILS



FSA INFORMATION

FARM #395 67.8 Acres Cropland	
Corn Base	44 Acres
Soybean Base	13.2 Acres



OWNER: CHERYL BARNES

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

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Rn	Rensselaer loam, till substratum	34.2	49.7%		tlw	145	4.8	9.6	51	58
CpA	Crosier loam, 0 to 3 percent slopes	18.3	26.7%		tlw	120	4	8	42	54
MkC	Metea loamy fine sand, 3 to 10 percent slopes	10.2	14.9%		illt	75	2.5	5	26	34
BmC	Bloomfield loamy fine sand, 4 to 12 percent slopes	3.3	4.9%		illt	55	1.8	3.6	19	25
Gf	Gilford sandy loam	2.6	3.8%		tlw	121	4	8.1	42	50
Weighted Average		122.6				4.1	8.1		43	51.4