

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 21± 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: Successful bidder(s) will be required to enter into purchase agreement 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 an owner's title insurance policy in the amount of the purchase price. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS".

DEED: A Trustee's Deed will be delivered at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: At closing.

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 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 shall share survey expense 50:50.

FSA INFORMATION: Contact Auction Company for farm number and farm bases.

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 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.

real estate Auction

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

Auction Manager: Dale Evans, 260-894-0458

email: auctions@schraderauction.com

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			

#AC63001504, #AU08600254, #AU10600070

SchraderAuction.com

CB-357

real estate Auction 21± acres in 3 tracts

LaGrange Co., IN
Van Buren Twp.



SCHRADER
Real Estate and Auction Company, Inc.

- 2 Locations
- Homestead and Tillable Land
- Beautiful Country Setting
- Scenic Wooded Land
- Close Proximity to I-80/90 Toll Road
- Westview School District

Tues., Nov. 29 • 6 PM

LaGrange Co., IN
Van Buren Twp.

real estate Auction

21[±] acres in 3 tracts

Tues., Nov. 29 • 6 PM

Auction held on-site at the homestead on Tract 1.

DIRECTIONS TO PROPERTY: 5700 W. 700 N., Shipshewana, IN 46565. From intersection of St. Rd. 5 and St. Rd. 120 (just north of Shipshewana) travel east 1.2 miles. Turn north on CR 675 W. (toward Scott) and travel 1.1 miles. Turn east on CR 700 N. and travel 1 mile to the Farm on Tracts 1 and 2 located on south side. For the wooded land on Tract 3, continue traveling east from the farm on CR 700 N. for .1 mile to CR 550 W. Turn south on CR 550 W. and travel .6 mile to the woods located on east side. Watch for signs.

TRACT 1: Homestead on 3.25[±] acres. This large, spacious, 6 bedroom farmhouse has lots of character and is surrounded by mature trees. The house has a newer roof and furnace, a 2-car attached garage, 2 enclosed porches, and abundant storage space. The property offers several outbuildings ideal for livestock or storage.

TRACT 2: 3.25[±] acres of productive, tillable land consisting of Oshtemo loamy soil with over 350' of road frontage.

TRACT 3: 14.69[±] wooded acres located on CR 550 W. The woods are currently enrolled in the Indiana Classified Forest and Wildlife Program. Investigate the income potential and recreational value of this picturesque wooded property bordering the Pigeon River. Contact the auction company for a timber inventory.

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Tract 3

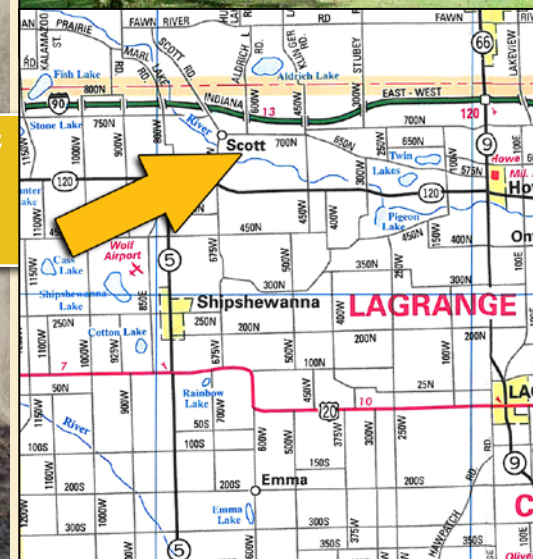
Tract 3

SELLER: STAR Wealth Management,
Trustee of the Marilyn M. Ramsey
Irrevocable Family Trust
SALE MANAGER: Dale Evans, 260-894-0458

Inspection Dates:

Tuesday, Nov. 1 • 4-6:30 PM &
Wednesday, Nov. 9 • 4-6:30 PM

Meet a Schrader Representative on the
Homestead on Tract 1. Or contact the Sale
Manager for private inspection.



Tract 1