

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 172.366± 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.

SCHRADER

Real Estate and Auction Company, Inc.

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

260-244-7606

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			

e-mail: auctions@schraderauction.com

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www.schraderauction.com

dm - 355



172.366±
Acres

10 MILES NORTHEAST OF MONTICELLO

SCHRADER
Real Estate and Auction Company, Inc.

10 MILES NORTHEAST OF MONTICELLO



172.366±
Acres

Some Quality Soils

EZRA ESTATE
LandAuction

TUESDAY, NOVEMBER 29 • 6:00 PM

AT THE BUFFALO FIRE STATION

OFFERED IN 2 TRACTS

10 MILES NORTHEAST OF MONTICELLO

172.366[±]
Acres

EZRA ESTATE Land Auction

TUESDAY, NOVEMBER 29 • 6:00 PM

AUCTION LOCATION: Buffalo Fire Station located on SR 39 and just south of SR 16.

PROPERTY LOCATION: From the east side of Monticello, IN at the intersection of US 24 and SR 39, take SR 39 approximately 7 miles north to CR 700 N, then go 2 1/2 miles east on CR 700N to CR 900E, then take CR 900E 1/4 mile north. The property will be on the west side of CR 900E.

TRACT INFORMATION:

TRACT 1: This 128± acre tract of land with quality soils, mostly all tillable. This tract has frontage on CR 900E.

TRACT 2: A 44± acre field with 37.8 acres tillable (per FSA). This tract also has frontage on CR 900E.

CRP Filter Strips – 15.5 Ac

Tract 2 has 6.8 Acres

Tract 1 will be adjusted for the farm division.

Filter Strip Payment - \$194.19/Ac

Filter Strips expire in 2019.

Real Estate Taxes: Approx. \$13/Acre.

**OWNER: RON EZRA ESTATE,
DEBBIE (EZRA) MORROW**

*If you would like to bid online,
please contact Jim and make
arrangements.*

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

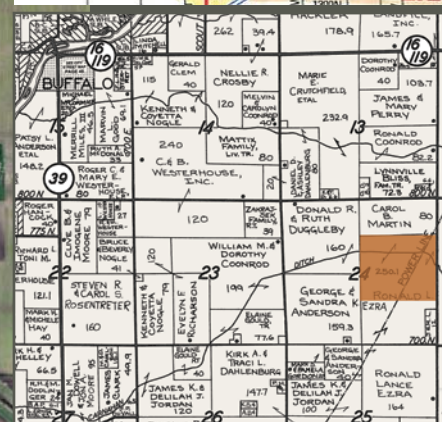
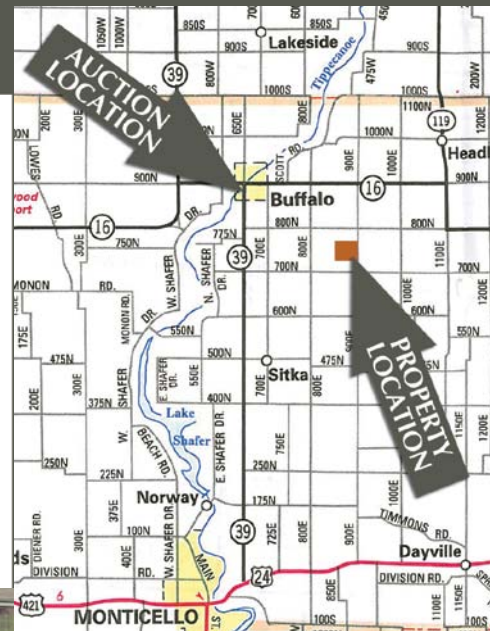
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FSA INFORMATION:

The Ron Ezra Estate has divided this farm 250.1 acres into 2 parcels - a 172.366 acre parcel which we are offering for sale. At this time the FSA office does not have this farm divided into 2 parcels. Therefore, I will be using the FSA information for the entire farm.

FARM #3734
Farm Land 242 Acres
Crop Land 233.5 Acres

Corn Base	158.1 Acres
Soybean Base	55.3 Acres



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gf	Gilford fine sandy loam	88.4	51.2%		Illw	120	4	8	42	48
Mr	Morocco fine sand	39.1	22.6%		Iv/s	80	2.6	5.2	28	36
Se	Seaford fine sandy loam	19.6	11.3%		Illw	95	3.1	6.2	33	38
Mb	Maumee loamy fine sand	11.9	6.9%		Illw	99	3.2	6.5	35	44
BmA	Brems loamy fine sand, 0 to 2 percent slopes	7.6	4.4%		Iv/s	70	2.3	4.6	25	32
OaA	Oakville fine sand, wet substratum, 0 to 3 percent slopes	6.3	3.7%		Iv/s	65	2.1	4.2	23	29
Weighted Average		102.6	3.4	6.8	35.9	42.5				

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