

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 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 and approval of the United States Bankruptcy Court.

EVIDENCE OF TITLE: Seller shall provide an owner's title

insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed and Trustee Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place before December 31, 2011. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to tenants rights.

REAL ESTATE TAXES: Buyer(s) will pay the 2012 real estate taxes due in 2013 and any ditch tax due in 2012 and thereafter.

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

SURVEY: A new survey will be ordered only if needed for good title insurance policy and the cost of the new survey will be split 50:50 between Buyer and Seller.

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

AUCTION MANAGER: Jim Hayworth

888-808-8680 or 765-427-1913

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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800.451.2709

SchraderAuction.com



JASPER COUNTY, INDIANA

LAND AUCTION

Between Demotte & Wheatfield

127[±]
Acres
Offered in 3 Tracts



JASPER COUNTY, INDIANA LAND AUCTION

Between Demotte & Wheatfield

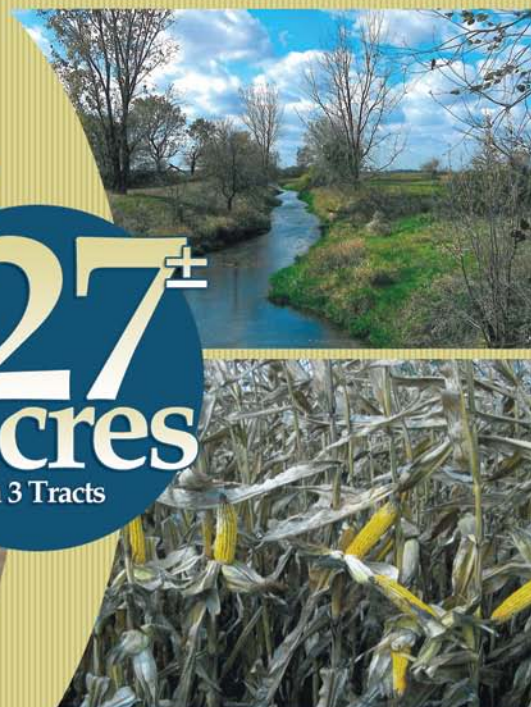
- Tillable Land
- Potential Building Site
- Tract 2 Has Been Platted for Sub-Division
- Recreational & Hunting Land

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MONDAY, NOVEMBER 28 • 5PM CST

Held at the Wheatfield American Legion Post



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AUCTION LOCATION: At Wheatfield American Legion Post on CR 80W at the southwest corner of Wheatfield.

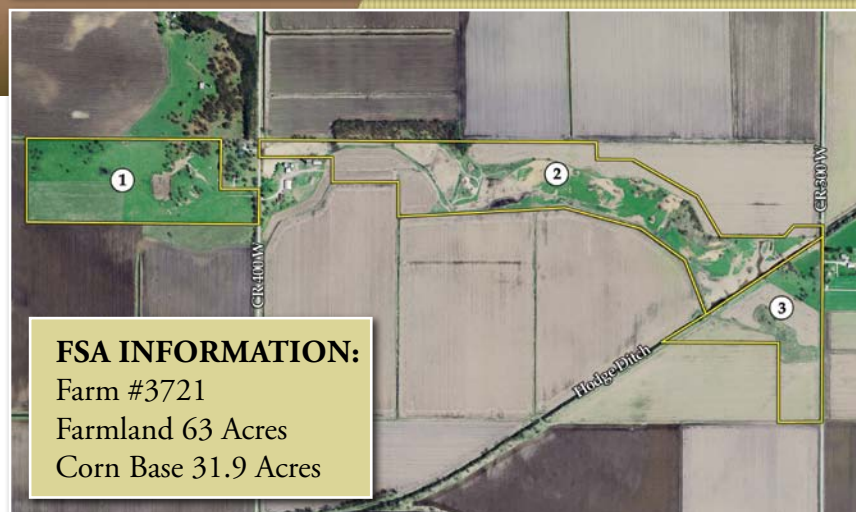
PROPERTY LOCATION: From Wheatfield – at SR 10 & SR 49, take SR 10 approximately 4 miles West to CR 400W, then take CR 400W approximately 4.5 miles. The property is on both side of CR 400W.

TRACT INFORMATION:

TRACT 1: This 35.98 acre tract of land with 26.3 acres of tillable land (per FSA). This tract also offer a building site.

TRACT 2: A 68[±] acre tract with tillable land and platted sub-division lots. This tract offers building sites.

TRACT 3: This 22.24 acre tract of land with 13.63 acres of tillable ground. This tract has potential building sites and frontage on CR 300W.



FSA INFORMATION:

Farm #3721
Farmland 63 Acres
Corn Base 31.9 Acres

Real Estate Taxes 2010 - Pay 2011:

Tract 1 - \$5.14 /Ac

Tract 2 - \$926.02/Yr*

Tract 3 - \$3.04/A

* This amount includes the improvements.

OWNERS: Bernard Seeger, Betty Seeger, Bernard Seeger Living Trust, Betty Seeger Living Trust

SALE MANAGER: Jim Hayworth

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Real Estate & Auction Co., Inc. www.schraderauction.com

