

Auction Terms & Conditions

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 99±-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: Real Estate 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash; 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title. Costs for an insured closing shall be shared 50:50 between Buyer and Seller. Closing will be before Dec. 31, 2011.

POSSESSION: Will be at closing, following the 2011 harvest.

REAL ESTATE TAXES: Buyer to assume taxes May 2013 and thereafter.

SURVEY: Sellers shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Sellers, cost of the survey will be split 50:50 between Buyer(s) and Sellers. The type of

survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers. The adjustments will be made only on tracts or combination of tracts that do not contain improvements. Tracts bid in combinations shall receive a perimeter survey only.

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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



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

AUCTION MANAGER: Ritter Cox

260-609-3306 or 260-244-7606

e-mail: auctions@schraderauction.com

#AC63001504, #AU01005815, #AU08600254



99[±] Acres
Offered in 3 Tracts

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			

800.451.2709
SchraderAuction.com

LaPorte County, Indiana LAND AUCTION

6± Miles North of Laporte, Indiana - Springfield Township

LaPorte County, Indiana LAND AUCTION

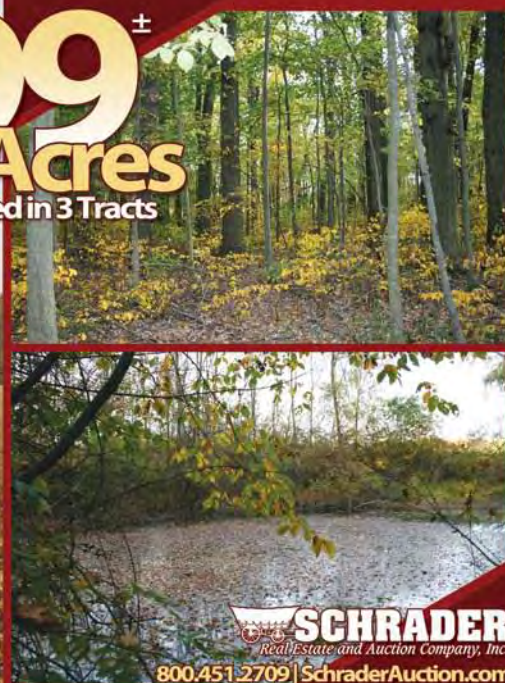
6± Miles North of Laporte, IN • 5± Miles East of Michigan City, IN

99[±] Acres
Offered in 3 Tracts

- Tillable Farmland
- Wooded Recreational Tracts
- Potential Building Site

Tuesday, November 22nd • 6pm
(Laporte Time)

Held at the Best Western Hotel & Conference Center - LaPorte, IN



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Real Estate and Auction Company, Inc.

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LaPorte County, Indiana

LAND AUCTION

6± Miles North of Laporte • 5± Miles East of Michigan City

- Tillable Farmland
- Wooded Recreational Tracts
- Potential Building Site

99 Acres
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Tuesday, November 22nd • 6pm
(Laporte Time)

PROPERTY LOCATION: From Laporte, IN travel north on St. Rd. 39 approximately 6 miles to 850N then west (left) approximately ¾ mile to property.

AUCTION LOCATION: Best Western Hotel & Conference Center. 444 Pine Lake Avenue, Laporte, IN 46350 (north side of Laporte).



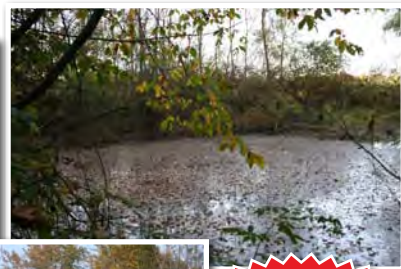
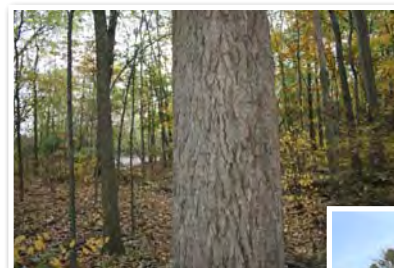
TRACT DESCRIPTIONS:

TRACT 1: 69± acres mostly tillable farmland. This tract includes former set of buildings where the Link family grew up. Productive soils including Milford, Sebewa and Quinn.



TRACT 2: 22± acres, approximately 10 acres tillable with 12 acres heavily wooded. Beautiful possible building site with property 50% wooded and 50% income producing tillable. Call for a timber report.

TRACT 3: 8± acres of wooded recreation land, small pond located to the back of the property. Excellent chance to afford hunting or recreation land at your price. Minutes from New Buffalo, MI. (Amtrak train station from Chicago).



Walk-Over Inspections Welcome

OWNERS: Link Family
AUCTION MANAGER:
Ritter Cox
800-451-2709
or 260-609-3306

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www.schraderauction.com

