

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding.

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: The successful bidder 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 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.

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 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.

57[±] Acres

Tillable Land
Between Wolcott and Reynolds, IN

SCHRADER
Real Estate and Auction Company, Inc.

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800-451-2709

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DECEMBER 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
	31						

dm - 375

Between Wolcott
and Reynolds,
Indiana

57[±] Acres

Land AUCTION
Tuesday, December 6
6:00 pm EASTERN TIME

held at the Wolcott
Community
Building

SCHRADER
Real Estate and Auction Company, Inc.

57[±] Acres

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AUCTION LOCATION:

Wolcott Community Building, located on the north end of Wolcott and just south of US 24.

PROPERTY LOCATION:

From Reynolds, IN at the intersection of US 421 and US 24, take US 24 - 3 miles west to CR 300 W - OR - From Wolcott take US 24 - 6 miles east to CR 300 W, the property is at the southeast corner of US 24 and CR 300 W.

TRACT INFORMATION:

This 57± Acre tract has frontage on US 24 and CR 300 W. The farm is all tillable except for roads and an open ditch.

OWNERS: Christina K. Roudebush
David L. Segal

Sale Manager:

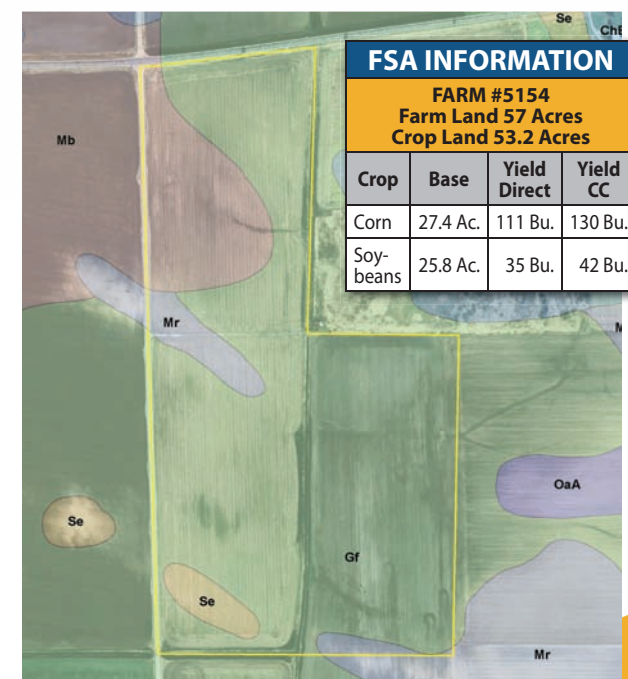
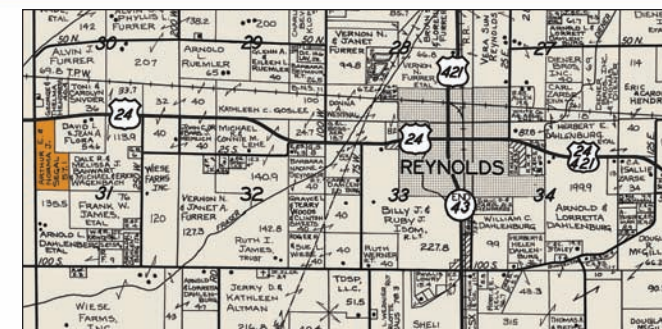
Jim Hayworth

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
Gf	Gilford fine sandy loam	46.1	79.6%		IIw	120	4	8	42	48
Mb	Maumee loamy fine sand	7.9	13.5%		IIIw	99	3.2	6.5	35	44
Mr	Morocco fine sand	2.6	4.4%		IVs	80	2.6	5.2	28	36
Se	Seafeld fine sandy loam	1.5	2.5%		IIw	95	3.1	6.2	33	38
		Weighted Average				114.8	3.8	7.6	40.2	46.7