

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts and as a total 74.45 acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on individual tracts 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.

DEED: A Warranty 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, which shall take place within 15 days of marketable title. No later than March 15, 2013.

REAL ESTATE TAXES: Seller shall pay the 2011 real estate taxes due in 2012. The Buyer will assume the taxes due thereafter.

ACREAGE: All tract divisions are approximate acres.

SURVEY: A new boundary survey has been completed if the property sells as a whole, no new boundary will be done, if new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller shall share survey expense 50:50.

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.

STOCK PHOTOGRAPHY: Stock photography has been used for illustrative purposes only.

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.

LAND AUCTION



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

Auction Manager: Zach Hiner
260-437-2771

#AC63001504, #AU10600070

JANUARY 2012						
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				

CB-387



Miami County, Indiana
Richland Twp.

LAND AUCTION

74.45 ACRES in 3 tracts

55± Tillable Acres Per FSA

• **Excellent Whitetail Deer & Pheasant Hunting**

• **Food Plots**

• **Woods with Creek**

• **Approx. 12 Miles North of Peru, IN**

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com

TUES., JANUARY 17 • 6 PM

Miami County, Indiana
Richland Twp.

LAND AUCTION

74.45 ACRES in 3 tracts

TUES., JANUARY 17 • 6 PM

AUCTION LOCATION: North Miami Elementary School, 632 E 900 N, Denver, IN 46926.

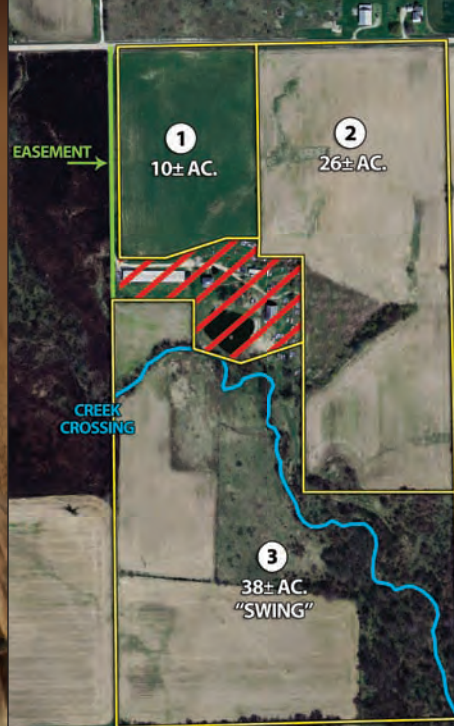
Directions to Auction Location: from farm, travel west on 900 N approx 1 mile to school.

Directions to Farm: From Chili IN intersection of State Rd 16 & 19, travel north on State Rd 16/19 2 miles to Co Rd 900 N, turn left (west), travel 1 mile to farm.

TRACT 1: 10± Acres mostly tillable w/approx 550 ft of road frontage.

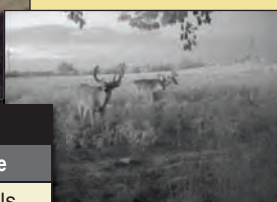
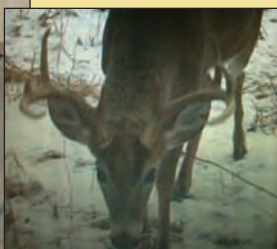
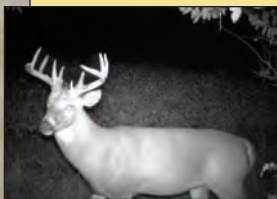
TRACT 2: 26± Acres with 20± tillable w/approx 720 ft of road frontage.

TRACT 3 "Swing Tract": 38± Acres w/21± tillable, balance of grassland and woodland w/creek. Excellent hunting and recreation piece of land w/income. There is a 30 ft easement on the drive to the west of Tract 1 for farming access to Tract 3. Can be bid on by adjoining landowner or in combination with Tract 2.



SOILS	
Symbol	Name
Sh	Shoals
WsC3	Wawasee
Sn	Sleeth
WsD3	Wawasee
MsB	Morley
Re	Rensselaer
MtC3	Morley
Ba	Blount
MeB	Metea
MtD3	Morley
Pw	Pewamo
Cr	Crosier

Photos from Trail Cam on the Property



INSPECTION DATE:

Thursday, January 5 • 4-5 pm

Walk over inspections welcome.

 **SCHRADER**
Real Estate and Auction Company, Inc.

SELLER: Weaver

AUCTION MANAGER: Zach Hiner, 260-437-2771

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