

TERMS & CONDITIONS

PROCEDURE: Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**
APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.
DEED: Sellers will provide a Trustees deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place in 15 days after marketable title.
POSSESSION: At closing on Tract #1 and the woods on Tract #5. The tillable

land is rented for the 2012 crop year, the buyer of 60.5 acres of tillable land or more shall receive a credit at closing of \$150.00 per acre to be given 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 Buyers shall pay the 2012 ditch assessments due in May.
SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if the property is purchased by one Buyer. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, except on Tract 1 or combinations including Tract 1. The survey costs shall be shared 50:50 between Buyer(s) and Sellers. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation,

either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 Managers: Gannon Troutner & Gary Bailey 800-659-9759 • 574-354-7822
 #AC63001504, #AU09200000, #AU11000010

FEBRUARY 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			

800.659.9759
GaryBaileyAuctions.com

Marshall Co., IN • Tippecanoe Twp. • Northwest of Mentone • Southwest of Etna Green

Real Estate Auction

100+ Acres
 in 5 Tracts



SCHRADER Corporate Offices
 P.O. Box 508, 950 North Liberty Drive
 Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com



- Northwest of Mentone
- Southwest of Etna Green
- Southeast of Bourbon



Marshall County, Indiana • Tippecanoe Twp.

Real Estate Auction

100+ Acres
 Offered in 5 Tracts

- Country Home
- Potential Building Sites
- Productive Tillable Land
- Woods
- Mature Trees
- Wildlife, Hunting & Recreation

Thursday February 16 • 6pm



Marshall County, Indiana • Tippecanoe Twp.

Real Estate Auction

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PROPERTY LOCATION: 17487 Apple Road, Bourbon, Indiana. From US 30 and State Road 19 in Etna Green, turn south 4.7 miles to CR 100 S; turn west 1 mile (changes to 18th Road in Marshall County) to Apple Road; then turn north 1/2 mile to farm on west side of road.

AUCTION LOCATION: At Baptist Activity Center, 206 Oak St., Mentone, IN 46539. On the west side of Mentone, 1 block south of SR 25 on Oak St.

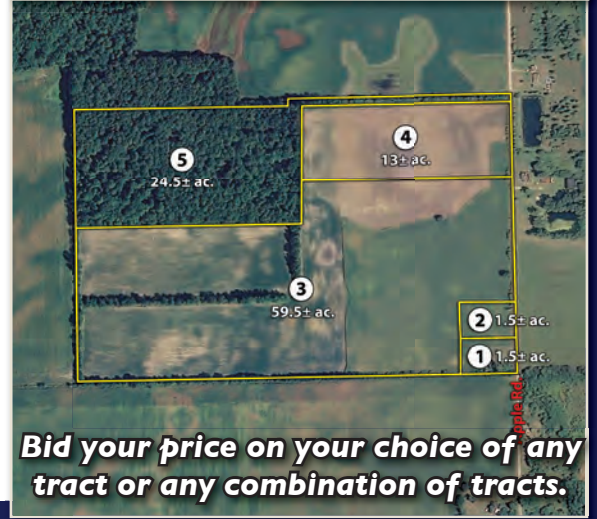
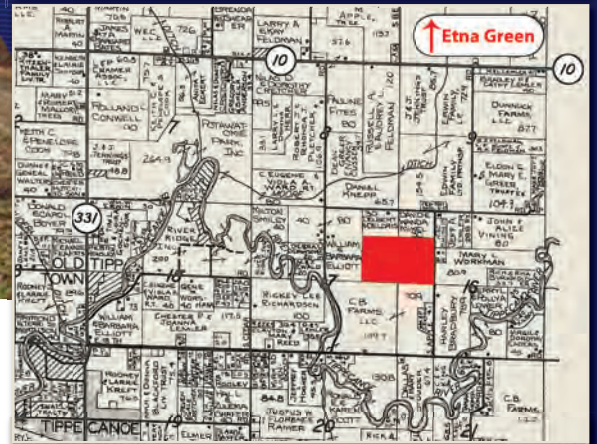
TRACT 1: 1.5± acres. Country home with covered front porch. Home has 4 or 5 bedrooms, 1 1/2 baths, kitchen with newer cabinets, dining, living and family rooms. Many updates in wiring, plumbing and drywall with new carpet and a newly remodeled bath. Roof and concrete on porch in 2002. Approximately 210' of road frontage on Apple Road. Combine with Tract 2 for more acreage.

TRACT 2: 1.5± acres. Potential building site with 210' of road frontage.

TRACT 3: 59.5± acres. Mostly flat, tillable productive land. See farm tenants rights in Terms and Conditions.

TRACT 4: 13± acres. All tillable land and potential building site with approximately 444' of road frontage.

TRACT 5: 24.5± acres. Woods; prime, secluded hunting and recreational ground or very private, potential building site and mature trees. 50' of road frontage. Combine with tract 4 for pasture or a potential building site in front of the woods.



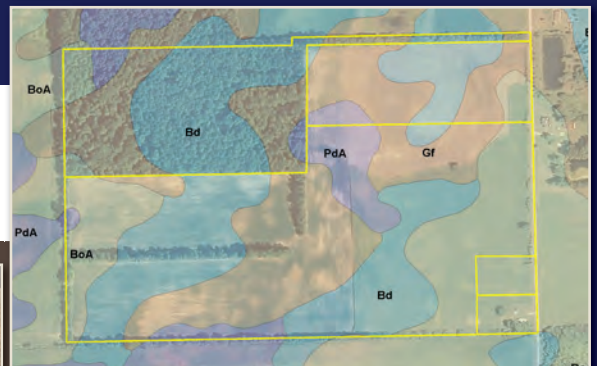
Bid your price on your choice of any tract or any combination of tracts.

INSPECTION DATES: Tuesday, Jan. 10 • 4-5:30 PM and Sunday, Jan. 15 • 1-2:30 PM or Call the Sale Managers for private inspections.

OWNERS: Don & Karen Yoder

SALE MANAGERS: Gannon Troutner & Gary Bailey
800-659-9759, or call 574-354-7822

Email: gary@garybaileyauctions.com or gannon@garybaileyauctions.com



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