

Terms & Procedures

PROCEDURES: The property will be offered in 10 individual tracts, any combination of tracts, or as a total 339+ 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. These tracts are offered subject to Dearborn County Zoning Ordinance.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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: Owner's have a current title policy and is provided to Buyer(s) in the Bidder/Disclosure Package. Buyer(s) will be responsible for issuance of any new policy.

DEED: Sellers shall provide Warranty/Corporate Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of deed estimated on or before April 30, 2012.

POSSESSION: Cropland at closing. Rental house & barns is 30 days after closing. Lake house is at closing. Cropland possession is available to Buyer(s) at auction time with 20% down payment for field work purposes only.

REAL ESTATE TAXES: Buyer to pay installment due and payable May 2013 and all assessments. Taxes estimated at \$13,438.66/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's.

FSA INFORMATION: Farm #1421, Tract #396. Total 259.2 acres cropland. Corn base of 131.7 acres with yield of 119 Bu., and Soybean base of 71.6 acres with yield of 31 Bu.

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.

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 "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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer is 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.

REAL ESTATE AUCTION

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MARCH 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

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Dearborn County, IN • Southeast Indiana

REAL ESTATE AUCTION

THURS., MARCH 15 • 6 PM

Tract 7 Secluded Lake House
Facing Lake

Tract 8 Barns

339± acres

in 10 tracts

- Quality Farmland - 259 Acres Total
- Scenic Private Lake with Lake House & Pretty Woodland
- 15 Miles NW of Lawrenceburg Near Manchester, Indiana
- Municipal Water on or Available to All Tracts



SCHRADER
Real Estate and Auction Company, Inc.

Dearborn Co., IN • Between Milan & Sunman

REAL ESTATE AUCTION

THURS., MARCH 15 • 6 PM

339[±] acres in 10 tracts

AUCTION SITE: Milan Legion Post 235, 318 East Indian Trail, Milan. ½ mi. east of intersection Hwy. 101 and Hwy. 350 on north side of Milan.

PROPERTY LOCATION: 13051 McManaman Rd., Milan, IN. Between Lawrenceburg and Sunman on Hwy. 48. 15 miles northwest of Lawrenceburg thru Manchester to property on both sides of the road. From Hwy. 101 east at Negland Corner on Hwy. 48 approximately 4 miles.

TRACT DESCRIPTIONS: All acreages are approximate and distances estimated.

Tract 1: 63 acres with 58 acres tillable. ¼ mi. frontage on Hwy. 48 and nearly ½ mi. on Lake Tambo Rd. Level and productive Clermont soils. Good owner/operator or investment tract.

Tract 2: 28 acres with 23 acres cropland. About 1,175 ft. of frontage on Hwy. 48 and 1,143 ft. of frontage on McManaman Rd. Small woods and good drainage outlet.

Tract 3: 14 acres all cropland with 1,531 ft. of frontage on Hwy. 48 and 1,094 ft. of frontage on McManaman Rd. West line is the center of ditch. Great opportunity to buy nice size tract.

Tract 4: 50 acres all level cropland. Clermont/Avonburg soil. ½ mi. frontage on North Hogan Rd. and ¼ mi. on McManaman Rd. Good ease of operation and productive soils for your future operation.

Tract 5: 22 acres all cropland. Productive level soils. 1,164 ft. of frontage on North Hogan Rd. Protected forest owned by the park behind. This tract has nice setting and investment income.

Tract 6: 52 acres with 49 acres cropland and about 3 acres woodland. Est. 75 ft. of frontage on McManaman Rd. Productive cropland to buy separately or with Tracts 4, 7 or 10. Adjoins park property.

Tract 7: 40 acres with 4.8 acres scenic private lake and 1,848 sq. ft. brick lake house built 1975. Three bedrooms, all utilities and big fireplace. What a private setting for the whole family recreation. 18.5 acres cropland and about 16 acres woodland. Buyer to build new driveway after the 1st year.

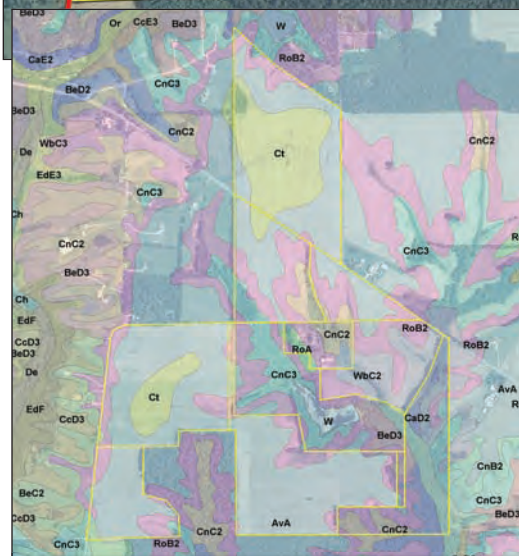
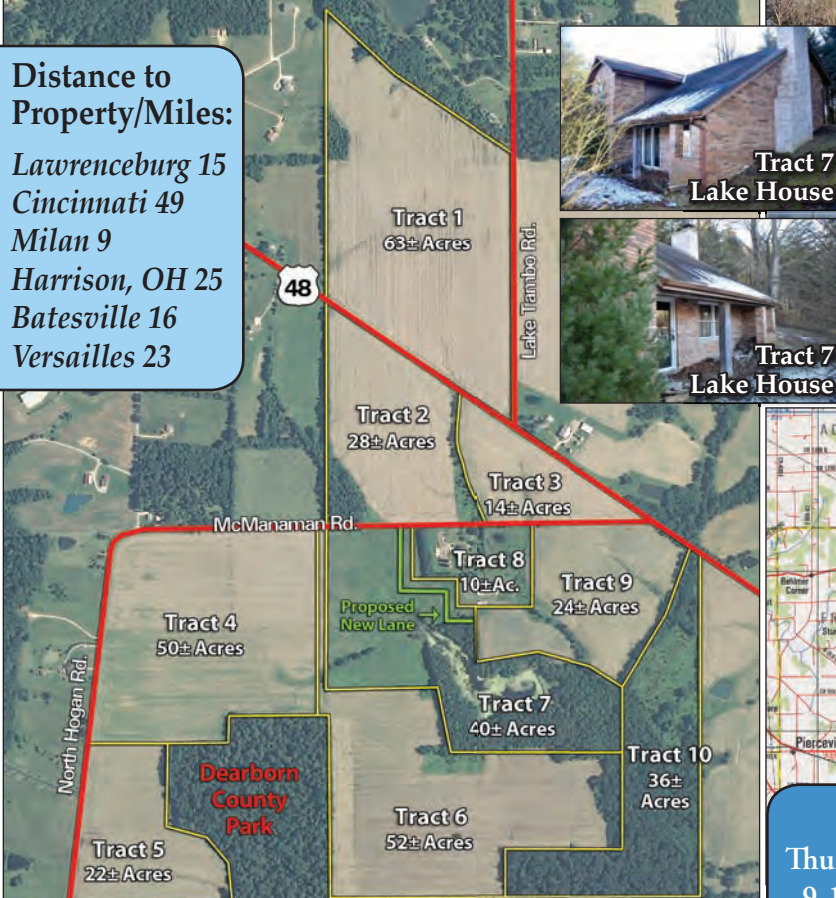
Tract 8: 10 acres with 1,375 sq. ft. 3 bedroom brick ranch home built 1975. Two barns and plenty of room for family livestock. Municipal water.

Tract 9: 24 acres with nearly all cropland. 759 ft. of frontage on McManaman Rd. and 386 ft. of frontage on Hwy. 48. Nice view from this tract and would be nice purchase with Tract 7, 8 or 10.

Tract 10: 36 acres all woodland with stream. Some pasture use in the past with open areas. Rolling, scenic and private. About 100 ft. of frontage on Hwy 48.

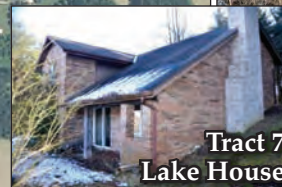
**Distance to
Property/Miles:**

Lawrenceburg 15
Cincinnati 49
Milan 9
Harrison, OH 25
Batesville 16
Versailles 23



SOILS

Symbol	Name
AvA	Avonburg
RoB2	Rossmoyne
Ct	Clermont
WbC2	Weisburg
CnC3	Cincinnati
CnC2	Cincinnati
Ch	Chagrin
BeD3	Bonnell
BeD2	Bonnell
RoA	Rossmoyne
CaD2	Carmel
CnB2	Cincinnati
BeC2	Bonnell



Tract 7
Lake House



Tract 7
Lake House



Tract 7
4.8 acres
Private Lake



Tract 8
Brick Ranch Home



INSPECTION DATES

Thurs., Feb. 23 • 3-5 PM, Sat., March 3 •
9-11 AM, & Sat., March 10 • 9-11AM

*Municipal Water on or Available to All
Tracts • Pretty Lake and Private Lake
House • Great Access to Lawrenceburg,
I-74 and River Casinos • Good Investment
Cropland • Frontage on State Highway
and Three Paved Roads • This Property
Has Something for Everyone*



Tract 1

OWNER: Hanover College

SALES MANAGERS: Steve Slonaker, 877-747-0212 or 765-855-2045
& Andy Walther, 765-969-0401