

REAL ESTATE AUCTION

DeKalb County, Indiana & Williams County, Ohio



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 14 tracts and in combination. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.

DOWN PAYMENT: 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 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. Buyer shall receive immediate possession with an additional 10% down payment on Tracts 10 thru 14.

ACCEPTANCE 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. Sale is subject to the Sellers' approval.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on the day of closing, except for Tracts 2, 4, 6 & 7 which are subject to a 2012 farm lease. The buyer will receive cash rent payment due in 2012 on Tracts 2, 4, 6 & 7.

REAL ESTATE TAXES: Seller to pay the 2011 taxes due and payable in 2012.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

OWNERS: James, Noah & Mike Schmucker

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800.451.2709
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MONDAY, APRIL 9 • 6:00 PM



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REAL ESTATE AUCTION
DEKALB COUNTY, INDIANA & WILLIAMS COUNTY, OHIO
452± ACRES
IN 14 TRACTS

SCHRADER
Real Estate and Auction Company, Inc.

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AUCTION MANAGER: Roger Diehm
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APRIL 2012

Sun	1	8	15	22	29
Mon	2	9	16	23	30
Tue	3	10	17	24	
Wed	4	11	18	25	
Thu	5	12	19	26	
Fri	6	13	20	27	
Sat	7	14	21	28	

REAL ESTATE AUCTION

DEKALB COUNTY, INDIANA & WILLIAMS COUNTY, OHIO

PRODUCTIVE TILLABLE LAND
EXCELLENT HUNTING & RECREATION
WOODS WITH TIMBER VALUE
COUNTRY HOME & OUTBUILDINGS

452± ACRES
OFFERED IN 14 TRACTS



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MONDAY, APRIL 9 • 6:00 PM
HELD AT THE AMERICAN LEGION - BUTLER, IN

316± ACRES - DEKALB COUNTY, IN

DIRECTIONS: From the intersection of State Rd 1 & State Rd 6 in Butler IN go east on State Rd 6 for 2 miles to Co Rd 75, then right (south) on Co Rd 75, go .2 miles to Co Rd 28, turn left (east) on Co Rd 28, go .1 mile to Tract 1 on south side of road.

TRACT 1: 19.5± acres featuring large pond and country home plus 2 pole buildings. The home features large kitchen with wood cabinets, sun room, utility room, living room, bedroom with closet, bathroom with tub and shower, plus 2 bedrooms upstairs. Heated by oil furnace and electric heat. Outbuildings include 38' x 80' pole building with (2) 18' sliding doors plus service door and 30' x 50' pole building with concrete floor and (2) 15' sliding doors.

TRACT 2: 42± acres with approximately 36 acres of tillable farm land just released from CRP plus approximately 1 acre in filter strip along Big Run Ditch with annual payment of \$126.20 per acre ending September 30, 2015.

TRACT 3: 3.5± acres with well and septic system plus mobile home pad. Great site for mobile home or future home site featuring numerous mixed hardwood trees plus wood frame barn. Investigate the potential.

TRACT 4: 60± acres consisting of approximately 50 acres of productive tillable land with approximately 2.7 acres of filter strip (CRP) along Big Run Ditch with annual payment of \$126.20 per acre ending September 30, 2015. Balance of acreage is in wooded recreational land providing excellent hunting potential.

TRACT 5: 2± acres with 14 year old manufactured home featuring large 3 car garage, large mud room, utility room with washer and dryer, kitchen with oak cabinet and island working area, large master bedroom with walk in closet plus master bathroom including Jacuzzi tub, walk in shower and separate vanity area, living room with fireplace (heatilator), large family room, (2) bathrooms with tub and shower plus (3) additional bedrooms with closet area. Hot water heat featuring wood fired stainless steel broiler 3 years old with a new cost of \$10,000. This tract also features a 37' x 70' frame barn with 27' x 51' addition.

TRACT 6: 32± acres swing tract consisting of 28 acres of tillable farm land with approximately 1 acre in filters strip (CRP) along Big Run Ditch.

TRACT 7: 125± acres consisting of approximately 93 acres of productive tillable farm land and approximately 5.6 acres of CRP (filter strip) along Big Run Ditch with annual payment of \$126.20 per acre ending September 30, 2015. The remaining acreage is mixed hardwood featuring an abundance of deer & turkey for a prime hunting area.

TRACT 8: 23± acres of excellent wildlife habitat/recreational area with excellent deer & turkey hunting. 60' deeded access from Co Rd 79.

TRACT 9: 8.5± acres of woodland with creek meandering on the northern boundary of this tract. Excellent hunting potential.



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- EXCELLENT HUNTING & RECREATION
- WOODS WITH TIMBER VALUE
- COUNTRY HOME & OUTBUILDINGS

452± ACRES
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AUCTION LOCATION: American Legion Post 202 at the Northwest corner of the intersection of U.S. 6 and S.R. 1. Address: 118 North Broadway Street Butler, IN 46721.

INSPECTION DATES:

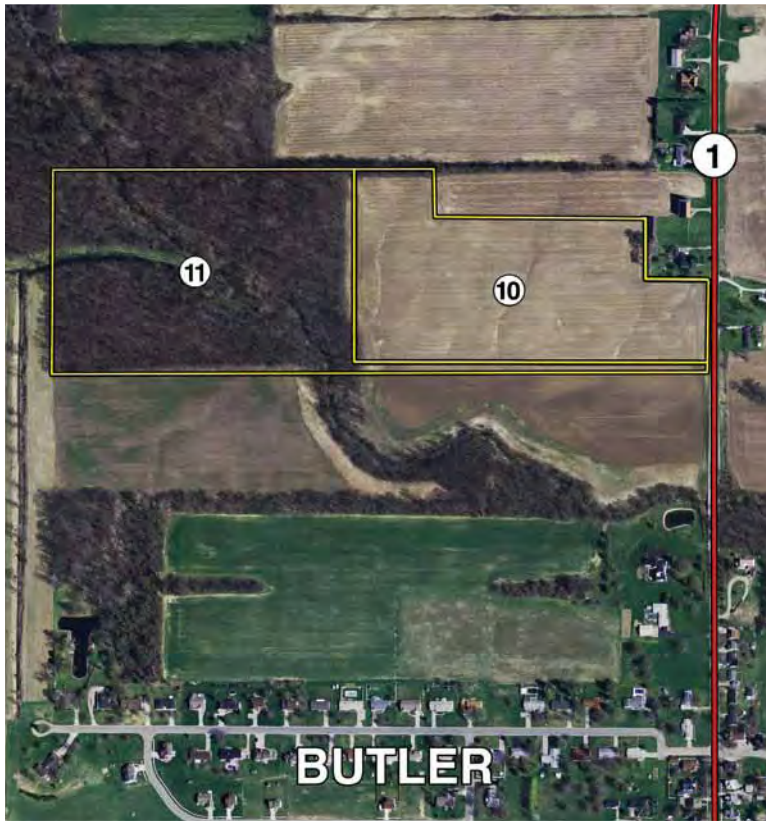
Saturday, March 17th from 9:00 AM – 11:00 AM
Tuesday, March 27th from 4:00 PM – 6:00 PM
Meet a Schrader representative at Tract #5.

44± ACRES - DEKALB COUNTY, IN

DIRECTIONS: From Butler – at the intersection of U.S. 6 and State Road 1. Go North 7/10 of a mile to the property on the left (West) side of State Road 1.

TRACT 10: 19± acres of productive tillable farmland with frontage on State Road 1. Investigate the potential of this tract for future development potential plus annual cash rent income. *NOTE: All Tillable Farm Ground Available for 2012 year.*

TRACT 11: 23± acres of mixed hardwood trees with Teutsch Ditch meandering through this tract providing an excellent drainage outlet. Excellent wildlife habitat featuring good Deer & Turkey hunting opportunities.



92± ACRES WILLIAMS COUNTY OHIO

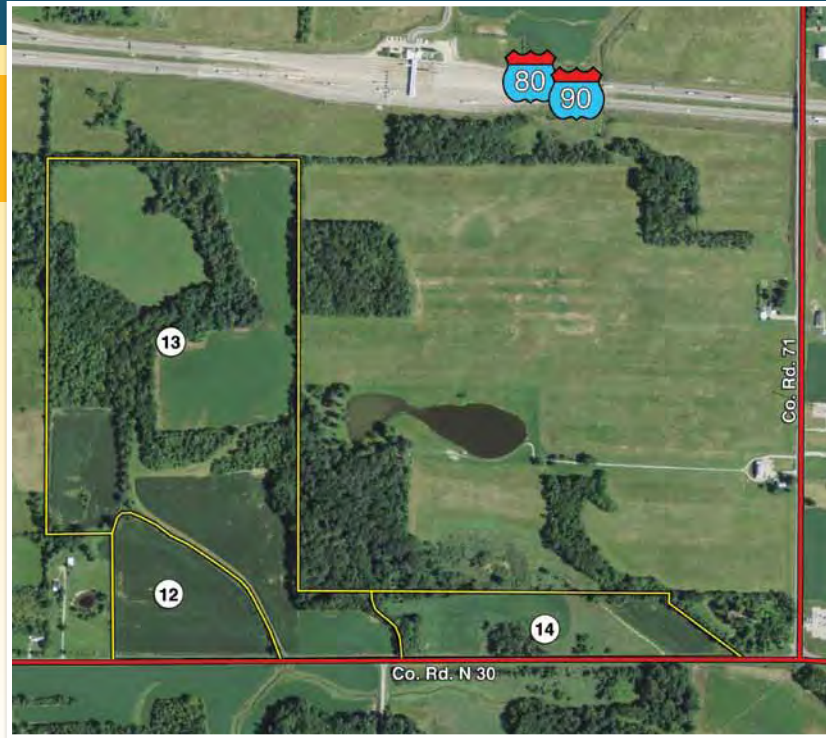
DIRECTIONS: From Edon, at the intersection of SR 34 and SR 49, go North 4.4 miles on SR 49 to Co Rd N 30 go right (east) ½ mile to the property.

TRACT 12: 11± acres consisting of approximately 8.5 acres of Tillable Farm Ground with Frontage on Co Rd N 30. – 880' Road Frontage

TRACT 13: 68± acres consisting of approximately 43 acres of tillable land with good drainage and 25 acres of excellent Recreational Property with Deer & Turkey Hunting. – 640' Road Frontage.

TRACT 14: 13± acres consisting of approximately 6 acres of Tillable Farm Ground with an abundance of Road Frontage on Co Rd N 30. – 1795' Road Frontage

NOTE: All Tillable Farm Ground available for 2012 year.



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