

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as an individual tract.

DOWN PAYMENT: 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. Bids are subject to acceptance or rejection by the owner.

DEED: Seller will convey by Warranty Deed.

EVIDENCE OF TITLE: The Owner agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing subject to tenants rights. The farm is leased to Anson Farms for 2012. The buyer will assume the sellers position in the farmlease and receive the 2012 rental income of \$22,925.00 in accordance with the lease terms or as a credit at final closing whichever is later.

MINERAL RIGHTS: The Seller shall retain all mineral rights they own. No mineral rights will be conveyed.

REAL ESTATE TAXES: The 2011 calendar year taxes due in 2012 shall be paid by the owner at closing. All future taxes will be the Buyer's responsibility. The annual tax amount is \$3,146.16.

ACREAGE: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

SURVEY: The property shall not be surveyed by the Seller. The current legal descriptions shall be used to convey title.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

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.

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER: Brad Horral 812-890-8255

APRIL 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					



Follow Us:

800.451.2709

#AU01005815
#AU09200182

SchraderAuction.com

Gibson County, Indiana

LAND AUCTION

122± Acres Tillable • 68± Acres Wooded

200± Acres

Gibson County, Indiana

South of Vincennes • North of Princeton
Just East of Hazleton - North of Hwy. 56

LAND
AUCTION
200±
Acres



- 122± Acres Tillable - Productive Soils
- 68± Acres Wooded - Recreation
- Great Investment Opportunity

SCHRADER
Real Estate and Auction Company, Inc.

Friday, April 6 • 11am CST
at the Gibson Co. Fairgrounds - Princeton, IN

Gibson County, Indiana

LAND AUCTION

200± Acres • 122± Acres Tillable
• 68± Acres Wooded

Friday, April 6 • 11am CST

AUCTION LOCATION: Gibson County Fairgrounds
Activities Building, 709 Embree St., Princeton, IN 47670

PROPERTY LOCATION: From Hazleton, take St. Hwy
56 east approximately 5.5 miles to Dead Level Road,
turn left .3 mile to the property. From Petersburg, take
Hwy 56 west 11 miles to Dead Level Road, continue on
Dead Level Road .3 mile
to the farm.

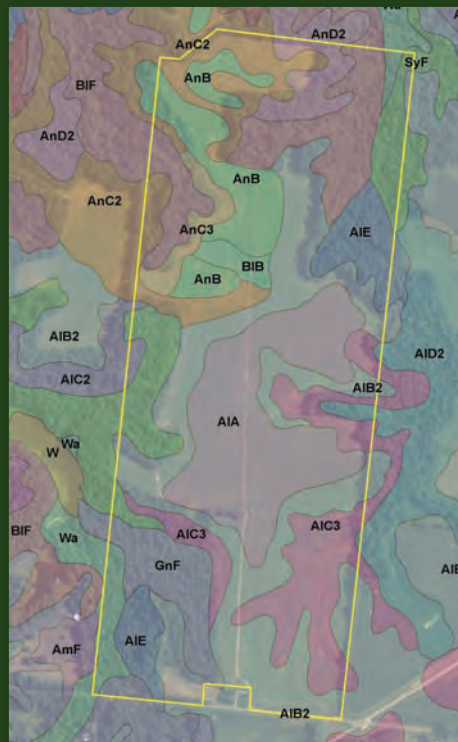


INSPECTION DATE:
Friday, March 23rd
10AM - 12Noon

OWNER: Barber Family
AUCTION MANAGER:
Brad Horral 812-890-8255
800.451.2709
SchraderAuction.com



**GREAT
INVESTMENT
OPPORTUNITY!**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
AIB2	Alford silt loam, 2 to 6 percent slopes, eroded	49.2	24.2%		Ile	150	5	9.9	53	75
AIA	Alford silt loam, 0 to 2 percent slopes	32.7	16.1%		I	155	5.1	10.2	54	78
AIC3	Alford silt loam, 6 to 12 percent slopes, severely eroded	22.4	11.1%		Ive	135	4.5	8.9	47	88
BIF	Bloomfield sand, 18 to 50 percent slopes	17	8.4%		Vile					
AnB	Alvin fine sandy loam, 2 to 6 percent slopes	14.8	7.3%		Ile	115	3.5	6.9	37	53
AnC2	Alvin fine sandy loam, 6 to 12 percent slopes, eroded	14.1	7.0%		Iile	105	3.5	6.9	37	53
SyF	Sylvan silt loam, 18 to 50 percent slopes	12.7	6.3%		Vile					
AIE	Alford silt loam, 18 to 25 percent slopes	10.9	5.4%		Vle	115	3.8	7.6	40	58
GnF	Gipin variant silt loam, 18 to 50 percent slopes	10.8	5.3%		Vile					
AnD2	Alvin fine sandy loam, 12 to 18 percent slopes, eroded	5.1	2.5%		Ive	90	3	5.9	32	45
Wa	Wakeland silt loam, frequently flooded	4.6	2.3%		Iiw	130			39	
AnC3	Alvin fine sandy loam, 6 to 12 percent slopes, severely eroded	4.1	2.0%		Ive	100	3.3	6.6	35	50
BIB	Bloomfield sand, 2 to 6 percent slopes	2.3	1.2%		Iis	95	3.1	6.3	33	43
AID2	Alford silt loam, 12 to 18 percent slopes, eroded	1.3	0.6%		Ive	125	4.1	8.3	44	63
AIC2	Alford silt loam, 6 to 12 percent slopes, eroded	0.8	0.4%		Iile	140	4.6	9.2	49	70
AmF	Alford-Parke silt loams, 18 to 50 percent slopes	0.1	0.1%		Vile					
Weighted Average		107.9	3.5	6.9	37.4	52.3				