

## Auction Terms & Procedures

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 94.59 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.

**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:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before October 1, 2012.

**POSSESSION:** At closing subject to 2012 crop rights. Seller to receive rent for 2012. Buyer to receive 2013 crop rights.

**REAL ESTATE TAXES:** Seller to pay taxes payable November 2012, and May and November 2013, and Buyer thereafter. Taxes estimated at \$1,194.52/year.

**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 #4, Tract #872. Total 48 acres cropland. Corn Base: 25.3 ac. with yield of 98 bu. Soybean Base: 22.7 ac. with yield of 33 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 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.**



P.O. Box 202, Centerville, IN 47330

Auction Manager: Steve Slonaker

phone: 877-747-0212 • 765-855-2045

#AC65001504, AU19300120

email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

JULY 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				



**SCHRADER Corporate Offices**

P.O. Box 508, 950 North Liberty Drive  
Columbia City, IN 46725

800-451-2709 • 260-244-7606

[www.schraderauction.com](http://www.schraderauction.com)

CB-470

Southeast IN • South of Connersville  
Nice Brookville Lake Area

Tract 2

real estate  
**AUCTION**  
**94<sup>±</sup> acres**  
offered in 3 tracts

48 Acres Cropland & 46 Acres Pretty Woodland  
Combination of Crop & Timber Income and Recreation  
Rolling Woodland • Nice Stream  
Near Brookville Lake • Great Hunting Area  
Nice Woodland to be Enjoyed by the Whole Family

**SCHRADER**  
Real Estate & Auction Co., Inc.

Wednesday, July 18 • 6 PM

Southeast Indiana - Brookville Lake Area

real estate  
**AUCTION**  
**94± acres**  
*offered in 3 tracts*

Wednesday, July 18 • 6 PM

**Auction Site: Connersville 4-H Building,**  
 2640 Roberts Park Rd, Connersville, IN. Located on Hwy. 1 and North Park Rd. Turn at Dairy Queen.

**Property Location:** 2343 W. Alpine Rd., Connersville, IN. 6 mi. south of Connersville, 5 mi. west of Everton or 8 miles north of Metamora. From Connersville at Hwy. 44 and Hwy. 121, south on Hwy. 121, 6 mi. to Alpine Rd. then west about ¼ mi. to property on the right. Property also has about 450 ft. of frontage on Patterson Rd.

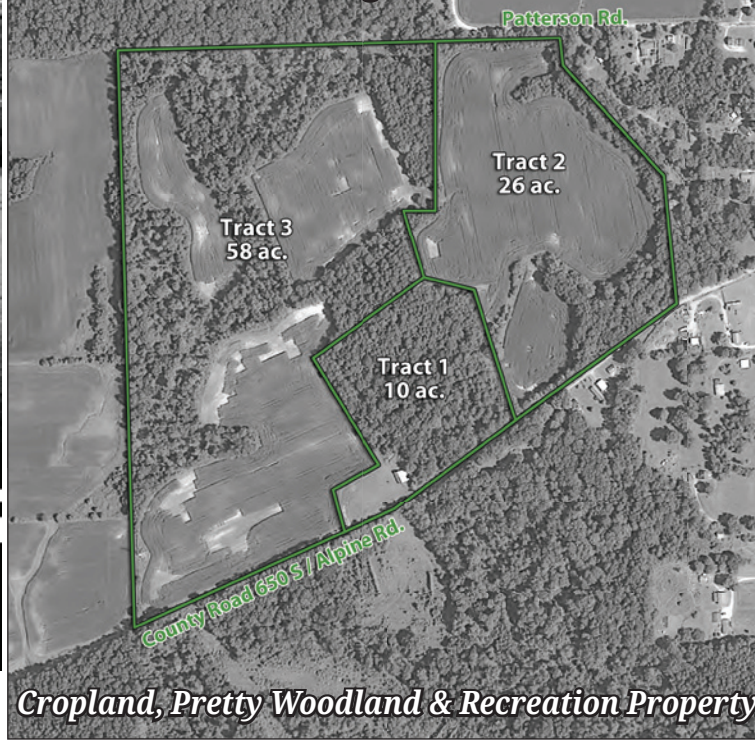
**Inspection dates:** Saturday, July 7 • 9-11 AM,  
 Wednesday, July 11 • 4-6 PM and Day of Auction, July 18 • 3-4 PM



Tract 1 Building Site

**877-747-0212 • 800-451-2709**

*\*Timber Rights Included.*



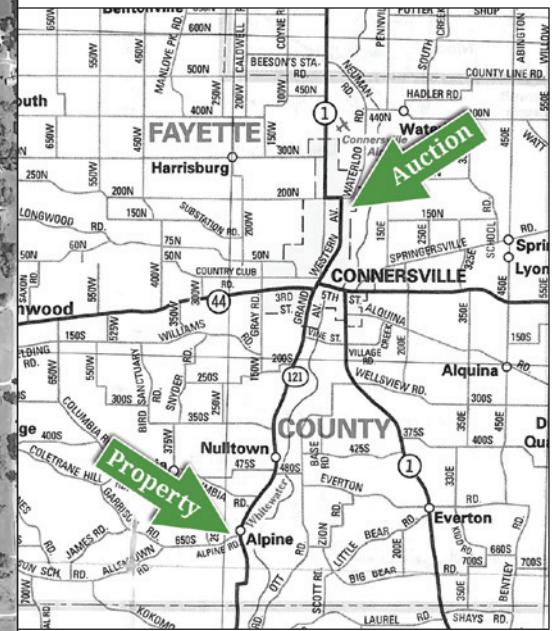
*Cropland, Pretty Woodland & Recreation Property*

**Tract Descriptions:** *All acreages are approximate.*

**Tract 1: 10 acres** wooded and nice building site. 26' x 45' beam barn that would be great for cabin or livestock. Est. 804 ft. of frontage on Co. Rd. 650S (Alpine Rd.).

**Tract 2: 26 acres** with est. 20 acres cropland and 6 acres woodland. Access from Alpine Rd. with culvert pipe required (at buyer cost). Estimated cost and information available from agent. Est. 856 ft. of frontage on Co. Rd. 650S (Alpine Rd) and 450 ft. on Patterson Rd.

**Tract 3: 58 acres** with est. 28 acres cropland and 30 acres woodland. Timber potential. Est. 969 ft. of frontage on Co. Rd. 650S (Alpine Rd.). Good investment and recreation combination.



Tract 2

**Owners:** William and Terrica Moorman  
**Sales Manager:** Steve Slonaker,  
 877-747-0212 or 765-855-2045



Tract 2 Frontage

