

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(s).

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 any tenant's rights.

MINERAL RIGHTS: All mineral rights owned by the Seller, if any, shall be conveyed.

REAL ESTATE TAXES: The 2012 calendar year taxes due in 2013 shall be paid by the owner at closing. All future taxes will be the Buyer's responsibility.

ACREAGE AND TRACTS: 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.

Collinsville, IL • Madison Co.

LAND AUCTION

105.5 Acres
1 Tract

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

AUCTIONEER: Rex Schrader #441.000252, Broker #475.091834
Schrader Real Estate & Auction Company, Inc. #444.000158

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SchraderAuction.com

Near Collinsville, IL • Madison Co.

- Woods
- Gently Rolling Topography
- Beautiful Country Setting

LAND AUCTION

105.5
Acres
1 Tract

- Productive Cropland
- 30 Minutes from Downtown St. Louis
- Seclusion

SCHRADER
Real Estate and Auction Company, Inc.

WEDNESDAY, AUGUST 8 • 6PM
at the American Legion - Collinsville, IL

Near Collinsville, IL • Madison Co.

LAND AUCTION

105.5 Acres
1 Tract

WEDNESDAY, AUGUST 8 • 6PM

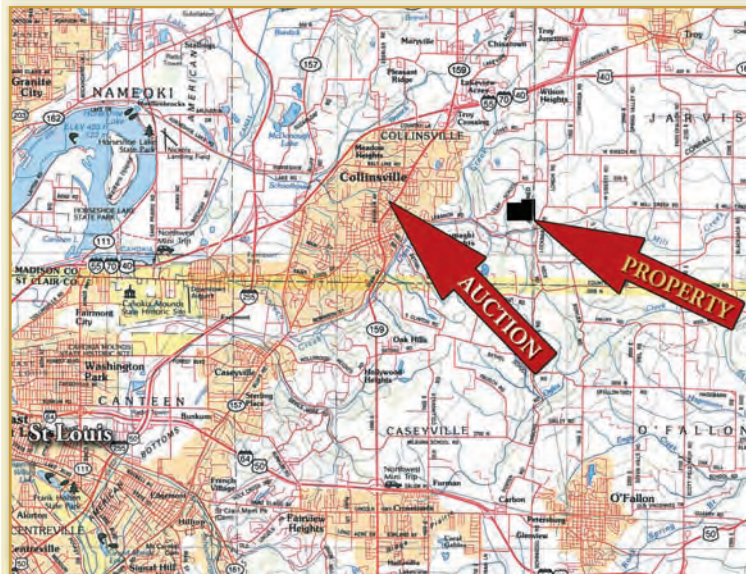


AUCTION LOCATION:
American Legion Hall Post 365,
1022 Vandalia St., Collinsville, IL.

PROPERTY DIRECTIONS: From the junction of Vandalia and Main Streets in downtown Collinsville, take Main Street east .4 mile to Lebanon Road, turn left and proceed 1.7 miles to Clay School Road, turn left and proceed .9 mile to the entrance to the property.

An excellent opportunity for all types of buyers. This property consists of 105.5 acres more or less with approximately 66 acres of tillable farmland. The balance of the land is mostly wooded. There is a beautiful former home site featuring mature shade trees and a great view of the level to rolling country side.

OWNERS: Eckart Family Members

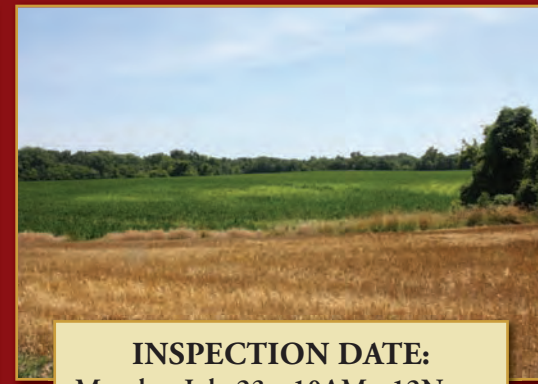


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800-451-2709

www.schraderauction.com



INSPECTION DATE:
Monday, July 23 • 10AM - 12Noon
at the property.

