

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts (subject to "swing" tract limitations), combinations of tracts and as a total 51-acre unit. There will be open bidding on tracts, combinations and the total during the auction as determined by the Auctioneer. Bids on individual tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of the auction. 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.

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. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

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 administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession will be at closing subject to farm tenant's rights to harvest 2012 growing crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in November 2013 and thereafter.

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 have 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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, 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 new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. 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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

AGENCY: Schrader Real Estate & 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 out-

lined 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.



950 North Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709



NOBLE COUNTY, IN • GREEN TOWNSHIP

Beautiful country setting with productive tillable farmland and woods for hunting

AUCTION MANAGER: Kevin Jordan
260-229-1904 • 800-451-2709
#AC63001504, #AU01005815, #AU10600023
e-mail: auctions@schraderauction.com

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AUGUST 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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NOBLE COUNTY, IN • GREEN TWP.

Beautiful country setting with productive tillable farmland and woods for hunting



- GREAT WOODS FOR HUNTING
- PRODUCTIVE TILLABLE LAND
- POTENTIAL BUILDING SITES
- 2.5± MILES FROM CHURUBUSCO
- 6± MILES NORTH OF COLUMBIA CITY
- 15± MILES FROM KENDALLVILLE

LAND AUCTION

TUESDAY, AUGUST 28 • 6 PM

at the Green Center Community Building

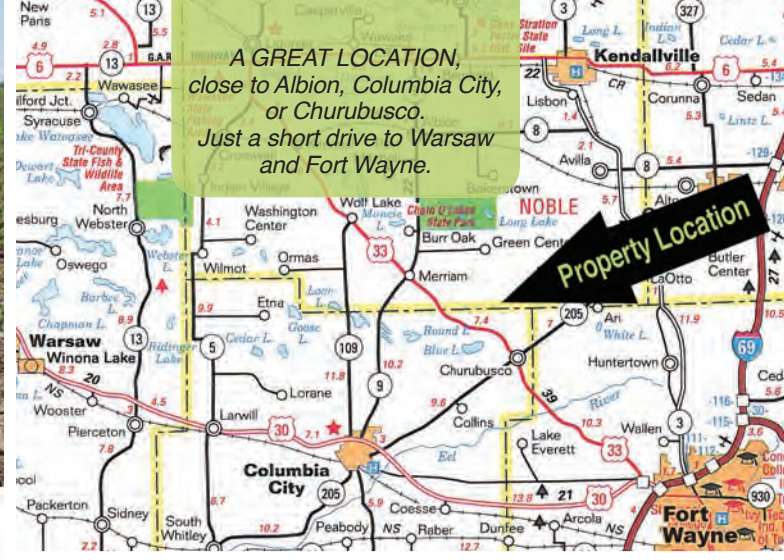
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Noble County, IN
Green Twp.

LAND AUCTION

TUESDAY, AUGUST 28 • 6 PM



AUCTION LOCATION:

At Green Center Community Building. From the intersection of SR 9 and HWY 33 at Merriam, travel north on SR 9 approx. 2 miles to CR 300S. Turn east on CR 300S and travel 3 miles to Green Center Community Building on the south side of the road.

PROPERTY LOCATION:

From the intersection of US-33 and Main Street in Churubusco, IN travel northwest on US-33 2.2 miles to CR 750 East. Turn right and travel 0.8 miles to County Line Road and turn right. Travel 0.5 miles to property on the left side of the road.

Inspection Date:
TUES., AUGUST 7, 4-6PM
Meet a Schrader representative at the entrance to Tract 1.
Walk over inspections allowed anytime.

TRACT INFORMATION:

- TRACT 1: 3± Acres.** Wooded potential building site with excellent road frontage on CR 600 S. Consider the possibilities!
- TRACT 2: 26± Acres** of mostly tillable land with approximately 5± acres of woods and 19± acres of tillable. Primarily Morley soils.
- TRACT 3: 22± Acres** "Swing" tract. Mostly Morley Soils with 7± acres of woods and 15± acres of tillable. This tract must be combined with another tract in this auction providing road frontage or bid on by an adjoining land owner.

OWNER:
RUTH A. AREHART



Sale Manager: Kevin Jordan



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With the Schrader method of auction, you can bid on any individual tract, combination of tracts or the entire property.

