

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 60± acres. 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.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 Trustee's acceptance or rejection.

EVIDENCE OF TITLE: The Trustee agrees to furnish Bidders a commitment for an owner's policy of title insurance to review. Trustee agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters.

DEED: Trustee shall provide Trustee Deed(s). Real estate sold subject to all rights of way, legal highways, leases and easements of public record.

CLOSING: A closing will occur 15 days after presentation of marketable title. Cost of insured closing will be split 50:50 between Seller and Buyer(s). All lender cost shall be paid by the Buyer(s).

POSSESSION: Possession of farmland at closing, subject to tenant's right to 2012 crop harvest.

REAL ESTATE TAXES: Taxes shall be prorated to date of closing.
DRAINAGE ASSESSMENTS: Buyer shall pay all drainage assessments and/or taxes due after closing.

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 Trustee. Trustee and successful bidder shall each pay half (50:50) of the cost of the post auction survey. Combination purchases will receive a perimeter survey only.

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. For a private inspection, please call Gary Boggs at 1-800-451-2709. Please respect the growing crops on the property.

EASEMENTS: Subject to any and all existing easements.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Trustee.

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 Trustee and Trustee 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.

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

Auction Manager: Gary Boggs
 #AC68001504, #AU01005815, #AU09200182, #AU01042681
 email: auctions@schraderauction.com

September 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						



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AUCTION

NORTHERN JAY COUNTY, IN
 11 miles from Ohio

60± Acres
 3 TRACTS



Friday, September 21 • 1pm
 held at the Bryant Wesleyan Church



SCHRADER
 Real Estate and Auction Company, Inc.

AUCTION

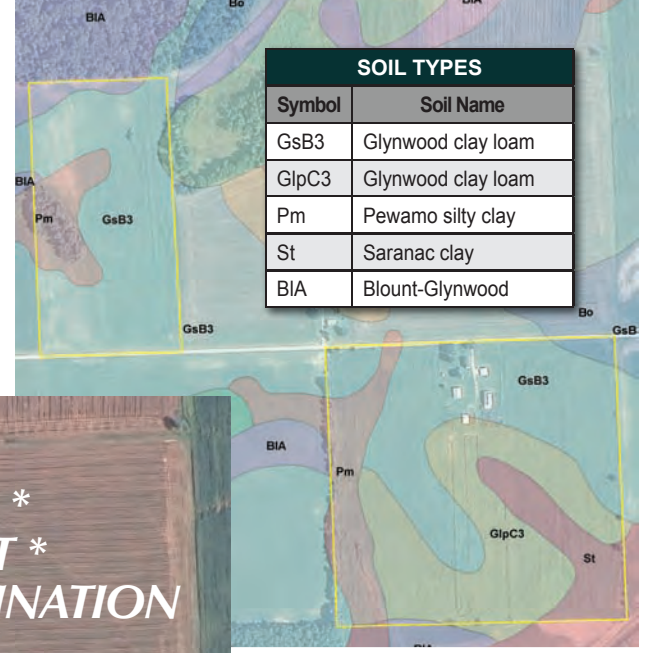
Friday, September 21 • 1pm

60[±] Acres

NORTHERN JAY COUNTY, IN

PROPERTY LOCATION

AUCTION LOCATION



PROPERTY LOCATED: 3½ miles west of US 27 (at Bryant, IN) on SR 18 to CR 250W (Loblolly Marsh Recreational Area sign), then north 1 mile to 850N, then east 1 mile to property on both sides of the road.

AUCTION HELD: Bryant Wesleyan Church (US 27 on the curve ½ mile south of SR 18/SR 67).

TRACT DESCRIPTIONS:

TRACT 1: 37± acres of productive cropland, frontage on CR 850N.

TRACT 2: 3 acres with 3 bedroom single story home, 2 car detached garage, and 2 pole barns.

TRACT 3: 20± acres with 18.3 acres tillable and the balance in a wooded swale.

Real Estate Taxes 2011 Pay 2012: Tracts 1 & 2 - \$1,411.40, Tract 3 - \$341.38

**BUY ALL *
ANY PART *
OR ANY COMBINATION**

3
20± acres

2 3 acres

1
37± acres

CO. RD. 850 N



OWNERS: TIMOTHY R. & PENNY J. MYERS

Auction Manager: Gary Boggs

SCHRADER 260-244-7606
Real Estate and Auction Company, Inc. 800-451-2709
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