

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 2 individual tracts, or as a total 141.55± acre unit. The property will be sold in the manner resulting in the highest total sale price.

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.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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.**

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the high bid(s) to determine the Contract Purchase Price.

CLOSING: The balance of the purchase price is

due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about October 23, 2012 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

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

POSSESSION: Possession shall be given at closing, subject to Tenant's Rights to harvest the existing crop.

REAL ESTATE TAXES: Buyer shall assume the 2013 real estate taxes due in 2014. Buyer shall assume any Ditch Assessments due in 2013 and thereafter.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

FSA INFORMATION: The Boone County FSA Office shall make all acreage and base yield determinations.

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, if any.

SURVEY: Sellers shall provide surveys dated April 2011. Each Tract has its own individual survey. Any need for a new survey will be determined solely by the Sellers. The type of survey performed shall be at the Seller's option 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. The adjustments will be made only on tracts or combination of tracts that do not contain improvements.

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 an "AS IS, WHERE IS" basis, and no warranty or representation either expressed or implied,

concerning the property is made by the Sellers 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 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 to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.



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AUCTION MANAGER: Bill Haworth
317-445-4246 • 866-344-5144

#AC63001504, #AU19700077

e-mail: 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						



www.schraderauction.com

RC-508

141.55± acres LAND AUCTION

Boone County, Indiana

OFFERED IN 2 TRACTS

Follow us on:

LAND AUCTION

Boone County, Indiana

141.55± acres

OFFERED IN 2 TRACTS

- 137± TOTAL TILLABLE ACRES
- EXCELLENT BOONE CO. FARMLAND
- INCOME PRODUCING INVESTMENT PROPERTY
- 12 MILES NORTHWEST OF LEBANON
- 28 MILES SOUTHEAST OF LAFAYETTE
- 25 MILES NORTHWEST OF INDIANAPOLIS

THURSDAY, SEPTEMBER 20 • 6 PM (EST)

at Stookey's Family Dining, Thorntown IN



800.451.2709
schraderauction.com

141.55± acres

OFFERED IN 2 TRACTS

Boone Co.
Indiana

LAND AUCTION

THURSDAY, SEPTEMBER 20 - 6 PM (EST)

AUCTIONEER'S NOTES:

The farm consists of predominately Crosby, Ockley, Whitaker and Treaty soils.

AUCTION LOCATION:

Stookey's Family Dining, Thorntown, In.

PROPERTY LOCATION:

South of Thorntown on SR75 1 mile to CR 500N (at the curve), then 1.2 miles west to CR 900W, then south .9 miles to the farm.

Or

North of Dover on SR75 2.5 miles to CR 350N, then west 1 mile to CR 900W, then north .6 miles

TRACT INFORMATION:

TRACT 1: 64.59 ± acres – 61 ac. tillable with County Tile in the west end of the field

TRACT 2: 76.96 ± acres – 76 ac. tillable with great frontage on CR900W

OWNER:

THORNTOWN I LLC &
THORNTOWN II LLC

AUCTION MANAGER:

BILL HAWORTH
866-344-5144 (TOLL FREE)

Inspection Date:

THURSDAY, AUGUST 30
FROM 3 - 5PM

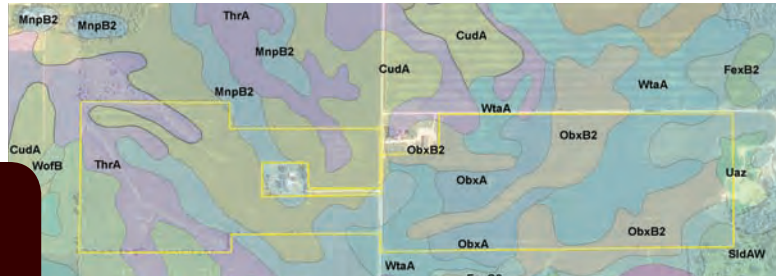
SATURDAY, SEPTEMBER 15
FROM 9 – 11AM

THURSDAY, SEPTEMBER 20
(SALE DAY) 4 - 5 PM

Meet a Schrader representative
at the farm.

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709 = SchraderAuction.com



F Code	Soil Description	Acres	Percent of field	Non-tilt Class Legend	Non-tilt Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
ObxB2	Ockley silt loam, 2 to 6 percent slopes, eroded	28	18.5%		IIIc	132	4.3	8.7	46	66
CudA	Crosby silt loam, 0 to 2 percent slopes	28.6	18.6%		IIIc	141	4.8	9.3	46	63
WtA	Whitaker silt loam, 0 to 2 percent slopes	24.6	17.2%		IIIc	158	5.2	10.2	51	70
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	19.4	13.6%		IIIc	183	6.1	12	53	74
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	13.7	9.6%		IIIc	141	4.6	9.2	49	63
ObxA	Ockley silt loam, 0 to 2 percent slopes	13.1	9.2%		I	136	4.5	8.9	47	68
FdB	Fincastle silt loam, 0 to 2 percent slopes	7.8	5.5%		IIIc	169	5.4	11	54	73
FexC2	Fox loam, 8 to 12 percent slopes, eroded	7.5	5.2%		IIIc	93	3	6.1	33	47
Uaz	Udoorthenta, sandy	1.2	0.9%							
SIMAW	Shoals silt loam, 0 to 2 percent slopes, occasionally flooded, very brief duration	1.2	0.8%		IIIc	143	5.7	10.5	46	64
Weighted Average										47.5

