

**TERMS AND CONDITIONS**

**PROCEDURE:** This property will be offered as an individual tract. The property will be sold in the manner resulting in the highest total sale price.

**ACCEPTANCE 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. 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 cash, 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.**

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. 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 purchase price.

**POSSESSION:** Possession of the land shall be at closing.

**REAL ESTATE TAXES:** Taxes will be pro-rated to the date of closing.

**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 farm is enrolled at the Madison County FSA office in Anderson, IN, which shall make all acreage determinations and eligibility for farming programs.

**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:** No new survey will be provided as existing legal description will be used to transfer title.

**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 conduction 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.**



P.O. Box 508, 950 N. Liberty Dr.  
Columbia City, IN 46725  
800-451-2709

Auction Manager:  
Rick Williams 765-639-2394

#AU10000259, #AC63001504



| NOVEMBER 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  | <b>21</b> | 22  | 23  | 24  |
| 25            | 26  | 27  | 28        | 29  | 30  |     |

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Productive Tillable Cropland • Brookston Soils  
MADISON CO.  
INDIANA



Land **AUCTION**  
MADISON COUNTY, INDIANA

**76.8**  
*Acres*

Productive Tillable Cropland  
84% Brookston Soils  
Excellent Drainage Outlets



**WEDNESDAY, NOVEMBER 21 • 6 PM**

Held at the Bethel United Methodist Church - Anderson, IN

ANDERSON, IN • MADISON COUNTY

# Land AUCTION

## 76.8 Acres

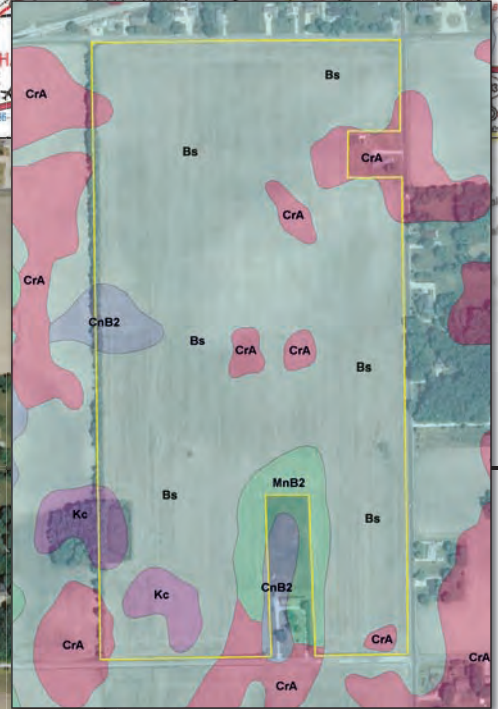
Walk-Over Inspections Welcome Anytime.

WEDNESDAY, NOVEMBER 21 • 6 PM

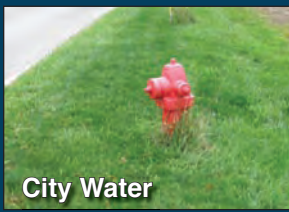
**AUCTION LOCATION:** Bethel United Methodist Church located at 4011 W. 200 S.(a.k.a. West 38<sup>th</sup> St.), Anderson, IN 46011

**PROPERTY LOCATION:** From the intersection of S.R. 32 and Park Road, Go South on Park Road (a.k.a. 300 W.) approx. 3/4 of a mile to the property on the West side of the road. From the intersection of Old St. Rd. 9 and 53<sup>rd</sup> St., Go West on 53<sup>rd</sup> St. approx. 3/4 of a mile to 300 W. (a.k.a. Park Road). Turn right and go North approx. 1-1/2 miles to the property on the West side of the road.

**PROPERTY DESCRIPTION:** 76.8 +/- Acres with 73.4 productive tillable acres. This farm features nearly 84% Brookston Silty Clay Loam soil with the balance being Crosby Silt Loam, Kokomo Silty Clay Loam and Miami Silt Loam. This tract has excellent drainage outlets including an 18" county main within the field. This parcel has road frontage on 3 sides. This parcel also has 3 phase power and city water.



| Code             | Soil Description          | Acres | Percent of field | Corn  | Soybeans |
|------------------|---------------------------|-------|------------------|-------|----------|
| Bs               | Brookston silty clay loam | 62.3  | 84.1%            | 175   | 49       |
| CrA              | Crosby silt loam          | 4.1   | 5.6%             | 140   | 46       |
| MnB2             | Miami silt loam           | 3.6   | 4.8%             | 150   | 53       |
| Kc               | Kokomo silty clay loam    | 2.4   | 3.3%             | 160   | 44       |
| CnB2             | Celina silt loam          | 1.6   | 2.2%             | 125   | 44       |
| Weighted Average |                           |       |                  | 170.2 | 48.7     |

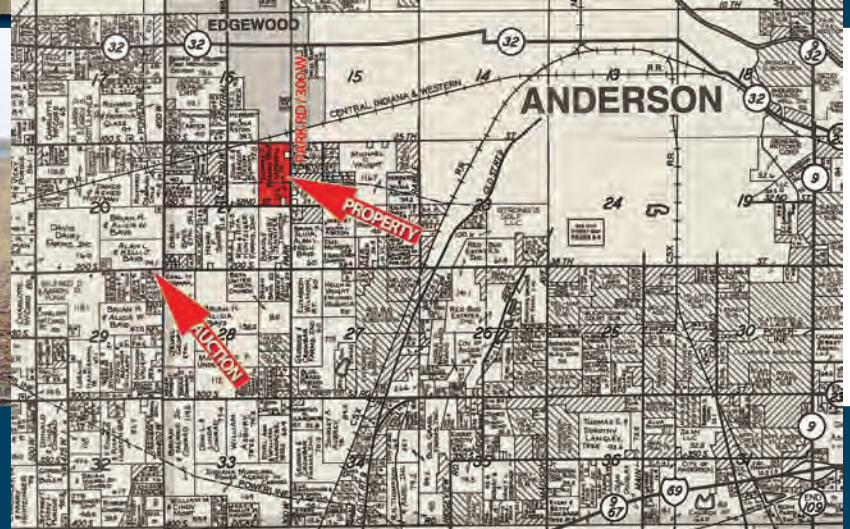


City Water



18" County Tile

Call Rick Williams for detailed FSA, drainage & tax information.



**SELLER:** Marybell Marvel Trust, First Merchants Trust Co., Trustee

**AUCTION MANAGER:**  
Rick Williams  
877-728-4735 toll free  
765-639-2394 cell

