

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered as a total 80-acre unit.

**DOWN PAYMENT:** 10% down payment on the day of 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Trustee Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before December 15, 2012. Closing cost for an administered closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession shall be at closing, subject to tenant's rights for the 2012 crops.

**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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**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 survey will be done, as existing legal description exist, unless needed for good title.

**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 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.**



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NOVEMBER 2012

| Sun | Mon | Tue | Wed | Thu | Fri       | Sat |
|-----|-----|-----|-----|-----|-----------|-----|
|     |     |     |     | 1   | 2         | 3   |
| 4   | 5   | 6   | 7   | 8   | 9         | 10  |
| 11  | 12  | 13  | 14  | 15  | <b>16</b> | 17  |
| 18  | 19  | 20  | 21  | 22  | 23        | 24  |
| 25  | 26  | 27  | 28  | 29  | 30        |     |

# 80<sup>±</sup> Acres

6 MILES NORTH  
OF RENSSELAER, IN  
JASPER COUNTY

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JASPER COUNTY

# 80<sup>±</sup> Acres

PRODUCTIVE TILLABLE FARMLAND

# Land AUCTION

Friday, November 16  
1:00 pm CST

Held at the Jasper Co.  
Fairgrounds  
Rensselaer, IN



# 80<sup>±</sup> Acres

## Land AUCTION

Friday, November 16  
1:00 pm CST

### AUCTION

LOCATION: From Rensselaer, IN, take SR 114 approximately 1 ½ miles west

to the Jasper County 4-H Fairgrounds or from I-65 & SR 114, take SR 114 approximately 1 ½ miles east to the Jasper County 4-H Fairgrounds.

Held at the Jasper Co. Fairgrounds  
Rensselaer, IN

**PROPERTY LOCATION:** From Rensselaer, IN, take US 231 approximately 6 miles north to CR 200N, then take CR 200N approximately ½ mile east to CR 500W, then go south and follow the road to the property (½ mile).

**PROPERTY INFORMATION:** An excellent opportunity to purchase an 80 acre tract of land in a good farm community. This tract of land offers quality soils and a great opportunity to add to your present farming operation or purchase your first farm. This farm has 75.91 acres of tillable land.

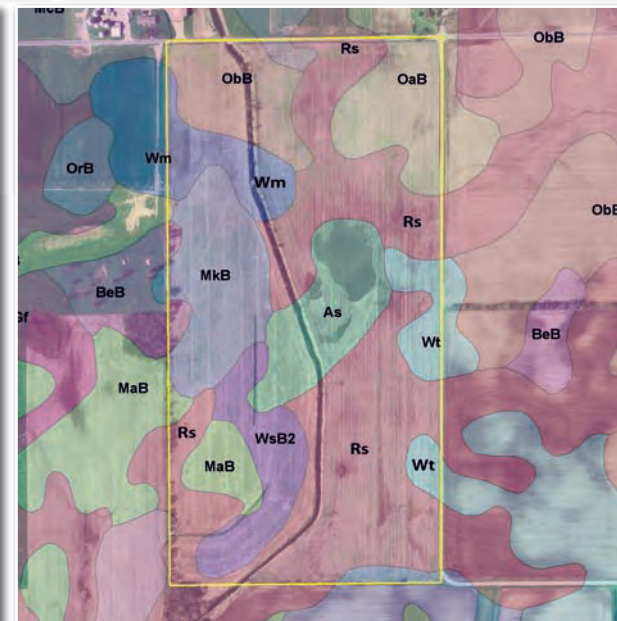
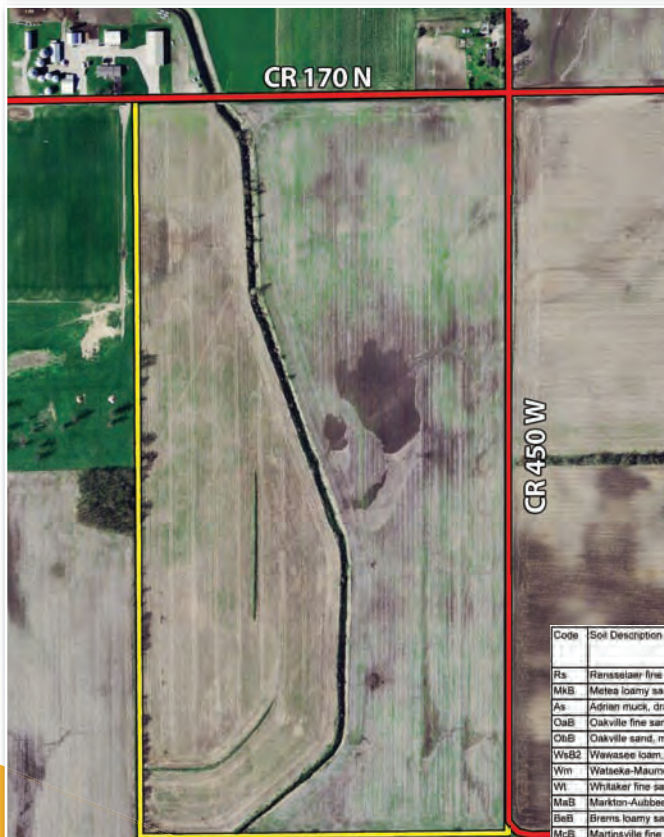
Real Estate Taxes - \$325.97 per 6 months  
Ditch & Conservancy Tax - \$270.00

### FSA INFORMATION

FARM #6294  
Farm Land 232.6 Acres  
Crop Land 236.9 Acres

| Crop     | Base      |
|----------|-----------|
| Corn     | 183.5 Ac. |
| Soybeans | 1.6 Ac.   |

Note: This FSA Info. contains other farms



| Code | Soil Description   | Acres | Percent of field | Non-Int Class Legend | Non-Int Class | Corr | Grass legume hay        | Pasture      | Soybeans   | Winter wheat |             |             |
|------|--|-------|------------------|----------------------|---------------|------|-------------------------|--------------|------------|--------------|-------------|-------------|
| Rs   | Rensselaer fine sandy loam, ill substratum                     | 31.3  | 39.5%            |                      | llw           | 170  | 5.8                     | 11.2         | 47         | 68           |             |             |
| MkB  | Melita loamy sand, moderately permeable, 2 to 6 percent slopes | 9.8   | 12.4%            |                      | llle          | 110  | 3.8                     | 7.3          | 39         | 55           |             |             |
| As   | Adrian muck, drained   | 7.6   | 9.6%             |                      | llv           | 145  | 5.8                     | 10.7         | 40         | 59           |             |             |
| OaB  | Oakville fine sand, 2 to 6 percent slopes                      | 8.1   | 7.7%             |                      | llv           | 80   | 2.8                     | 5.3          | 28         | 40           |             |             |
| ObB  | Oakville sand, moderately wet, 1 to 3 percent slopes           | 6.1   | 7.8%             |                      | llv           | 90   | 3                       | 5.9          | 32         | 41           |             |             |
| WsB2 | Wewasee loam, 2 to 6 percent slopes, eroded                    | 6     | 7.6%             |                      | llle          | 140  | 4.6                     | 9.2          | 49         | 70           |             |             |
| Wm   | Watake-Maumee loamy sands                                      | 4.4   | 5.6%             |                      | llle          | 125  | 4                       | 8            | 29         | 53           |             |             |
| Wt   | Whitaker fine sandy loam                                       | 3.1   | 3.9%             |                      | llw           | 150  | 5                       | 9.9          | 49         | 68           |             |             |
| MaB  | Markon-Aubbeenaubee complex, 1 to 3 percent slopes             | 2.9   | 3.7%             |                      | llle          | 150  | 5                       | 9.9          | 49         | 68           |             |             |
| BeB  | Brens loamy sand, 1 to 3 percent slopes                        | 0.9   | 1.1%             |                      | llv           | 85   | 3.1                     | 6.3          | 33         | 43           |             |             |
| McB  | Martinsville fine sandy loam, 2 to 6 percent slopes            | 0.7   | 0.8%             |                      | llle          | 140  | 4.6                     | 9.2          | 49         | 70           |             |             |
|      |  |       |                  |                      |               |      | <b>Weighted Average</b> | <b>139.7</b> | <b>4.7</b> | <b>9.3</b>   | <b>41.9</b> | <b>60.3</b> |

OWNERS: JC & TI Torbet Trust  
Sale Manager: Jim Hayworth  
888-808-8680 or 765-427-1913



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