

TERMS & CONDITIONS

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

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 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.

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: Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will occur within 15 days of marketable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

FARM PROGRAM INFORMATION: Farm #584, Tract 1310. Counter Cyclical corn yield of 171 and soybeans at 46. Contact Agent for more information.

REAL ESTATE TAXES: Buyer(s) will assume and pay all taxes due May 2014 and thereafter. Seller will pay 2012 due 2013 taxes. 2011/12 taxes were approx. \$2165 or about \$21/acre.

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

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

Real Estate AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725

Auction Manager: Mark Smithson, 765-744-1846

#AG63001504, AU09200000

email: mark@schraderauction.com

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	21	22	23	24
25	26	27	28	29	30	

CB-577

800-451-2709
SchraderAuction.com

DELAWARE COUNTY

Real Estate AUCTION

103[±] in 1 tract ACRES

- Productive Tillable Farmland
- Wooded land along Mississinewa River
- 8 Miles North of Muncie
- Convenient to SR 3

MONDAY, Nov. 26 • 11 AM
at the Delaware Co. Fairgrounds - Heartland Hall

SCHRADER
Real Estate and Auction Company, Inc.

Real Estate AUCTION

103[±] in 1 tract ACRES

MONDAY, NOV. 26 • 11 AM
at the Delaware Co. Fairgrounds - Heartland Hall

PROPERTY LOCATION: From Muncie: From the intersection of SR 3 & SR 28/US 35 on the northeast side of Muncie, travel north 4½ miles to the flashing light at Eaton-Wheeling Pike, then west 2 miles to the farm.

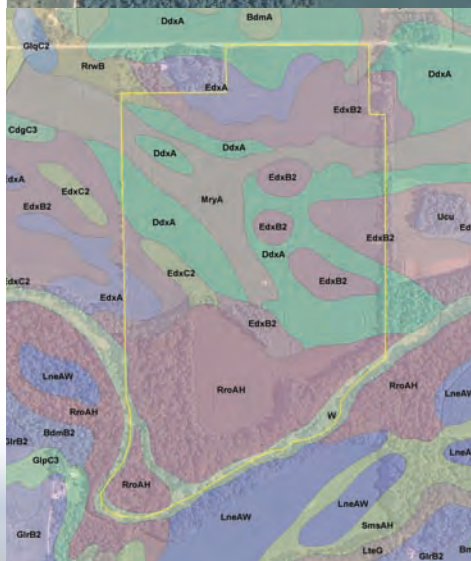
AUCTION LOCATION: Delaware County Fairgrounds - Heartland Hall, 1210 N. Wheeling Avenue, Muncie, IN. (Between downtown Muncie and McGalliard Rd. along Wheeling Ave.)

Tract Descriptions

TRACT 1: 103± acres. 80.3 acres tillable per FSA records. Balance in woods and river frontage. Millgrove, Digby-Haney and Eldean soils. FSA Counter Cyclical corn yield of 171 bpa and soybeans at 46. Excellent opportunity to add a productive parcel to your operation or purchase your first farm. About 985' of frontage along Eaton-Wheeling Pike.

SELLER: Steven W. White & Linda S. Dunham
AUCTION MANAGER: Mark Smithson
mark@schraderauction.com

765-744-1846 • 800-451-2709
SchraderAuction.com



SOILS	
Symbol	Name
RroAH	Ross-Lash
DdxA	Digby-Haney
EdxB2	Eldean
MryA	Millgrove
EdxA	Eldean
W	Water
EdxC2	Eldean
RrwB	Rawson



INSPECTION DATE:
Saturday, November 17 • 9-11 AM
Walk-over inspections welcome anytime

