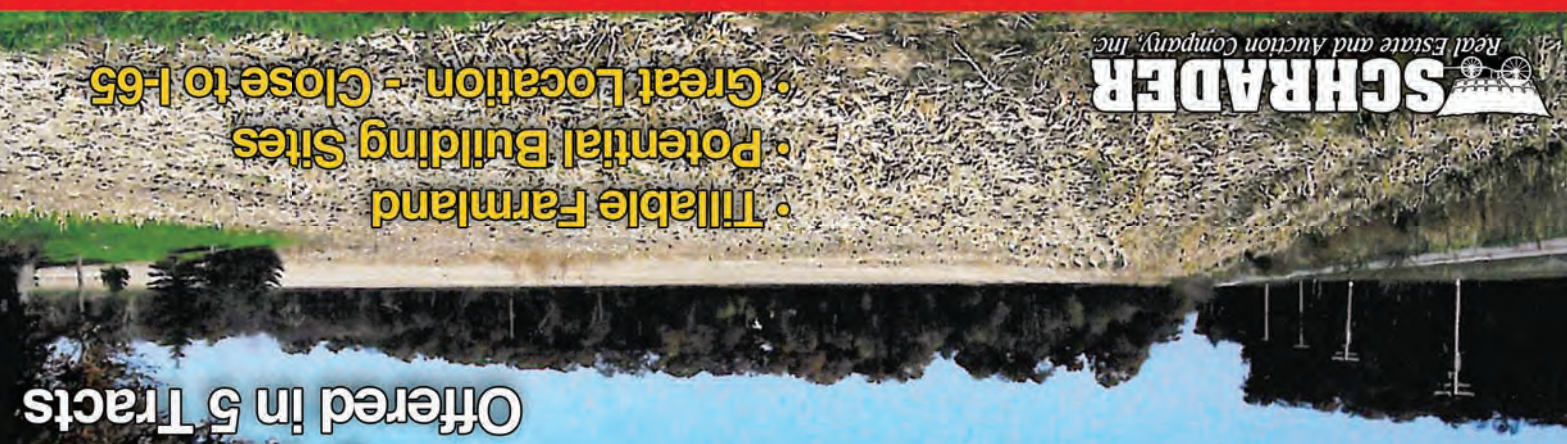


THURSDAY, DECEMBER 6 • 5PM CST
Held at the American Legion - Roselawn, IN



LAND AUCTION
131.5 Acres
Offered in 5 Tracts

- Tillable Farmland
- Potential Building Sites
- Great Location - Close to I-65

SCHRADER
Real Estate and Auction Company, Inc.

Roselawn, Indiana
Newton County

LAND AUCTION
131.5 Acres
Offered in 5 Tracts

Roselawn, IN • Newton Co.

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Drive,
Columbia City, IN 46725
AUCTION MANAGER: Jim Hayworth
888-808-8680 • 765-427-1913
e-mail: auctions@schraderauction.com
#AC63001504 #AU01005815 #AU08700434

Follow us on:




DECEMBER 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	31				

800.451.2709
SchradereAuction.com

LAND AUCTION

Roselawn, Indiana
Newton County

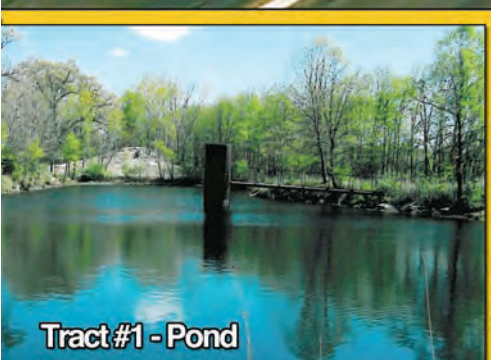
131.5 Acres
Offered in 5 Tracts



Tract #1 - 77 Acres

- Tillable Farmland
- Small Pond
- Potential Building Sites
- Great Location off SR 10 - Close to I-65

SCHRADER
Real Estate and Auction Company, Inc.



Tract #1 - Pond



Tract #2 - Garage



Tract #3 - Tillable

THURSDAY, DECEMBER 6 • 5PM CST
Held at the American Legion - Roselawn, IN

LAND AUCTION

Roselawn, IN • Newton Co. **131.5 Acres**
Offered in 5 Tracts

THURSDAY, DECEMBER 6 • 5PM CST
Held at the American Legion - Roselawn, IN

AUCTION LOCATION: American Legion Post on SR 10, Roselawn, IN. Located approx. 2-1/4 miles west of I-65 on SR 10.

PROPERTY LOCATION: From I-65 take SR 10 approximately 2 1/4 miles west to Roselawn, INC to CR 400 E (west side of Roselawn) then go south on CR 400 E to Tract 2 west side and Tract 1 east side of CR 400 E. Tracts 3 & 4 is on the north side of SR 10 and Tract 5 is on CR 1050 N.

TRACT DESCRIPTIONS:

TRACT 1: This 77± acre parcel of land with 60± acres of tillable land, small pond and a building site. Frontage on CR 400 E & CR 900 N.

TRACT 2: A 15± acre tract of land with frontage on CR 400 E. This parcel contains a 100'x100' all metal building with (8) dock doors and (10) overhead drive-through doors on the remaining 3 sides of the building. Also there is an old Lincoln school building and large gravel lot.

TRACT 3: This 19.56 acre tract of land has 12.83 acres of tillable land and frontage on SR 10. Also, there is a small house that will need TLC.

TRACT 4: A 10 acre parcel of land with and older farm house (needs repair), old set of farm buildings and some tillable land.

TRACT 5: This 10 acre tract of land has frontage on CR 1050 N and has 7.56 acres of tillable land.

REAL ESTATE TAXES 2011-2012

Tract 1 - \$3,008.25 / 6 mo.

Note: This Real Estate tax contains the subject house.

Tract 2 - \$2,121.27 / 6 mo.

Tract 3 - \$535.60 / 6 mo.

Tracts 4 & 5 - \$1,082.71 / 6 mo.

OWNERS:

Doris M. Coates, Personal

David A. Coates Estate, Doris M. Coates, Personal Rep.

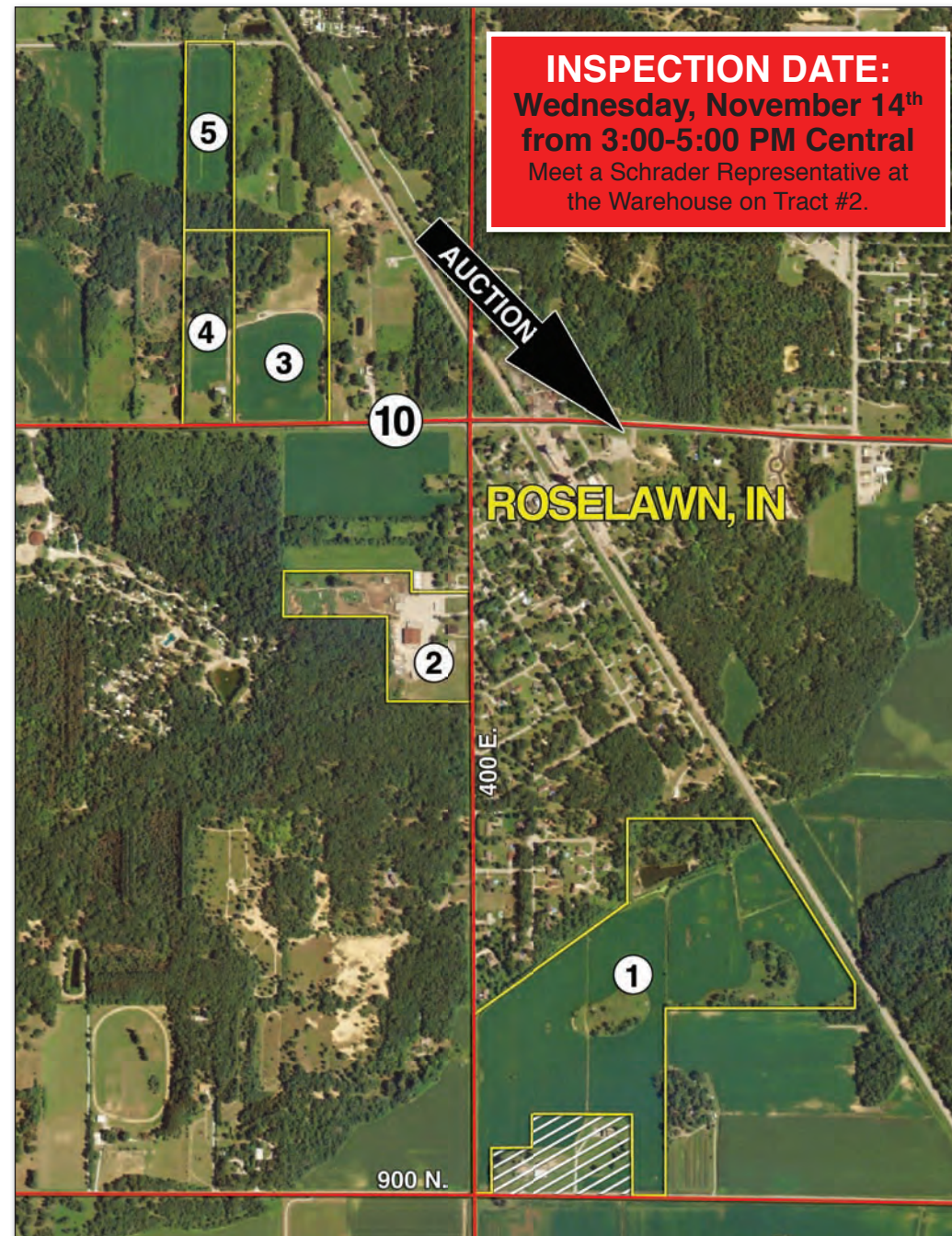
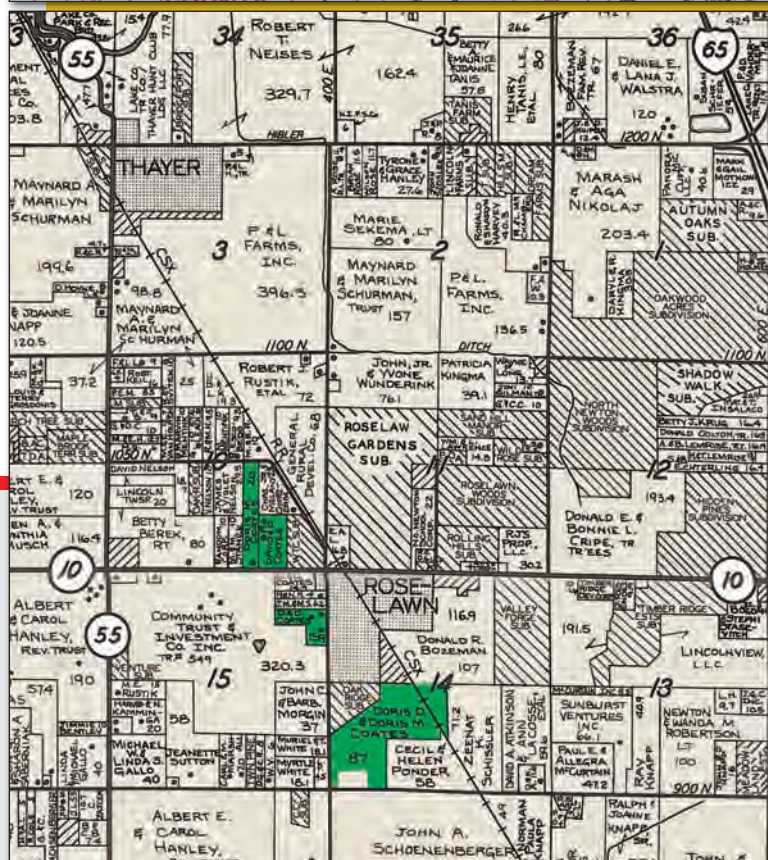
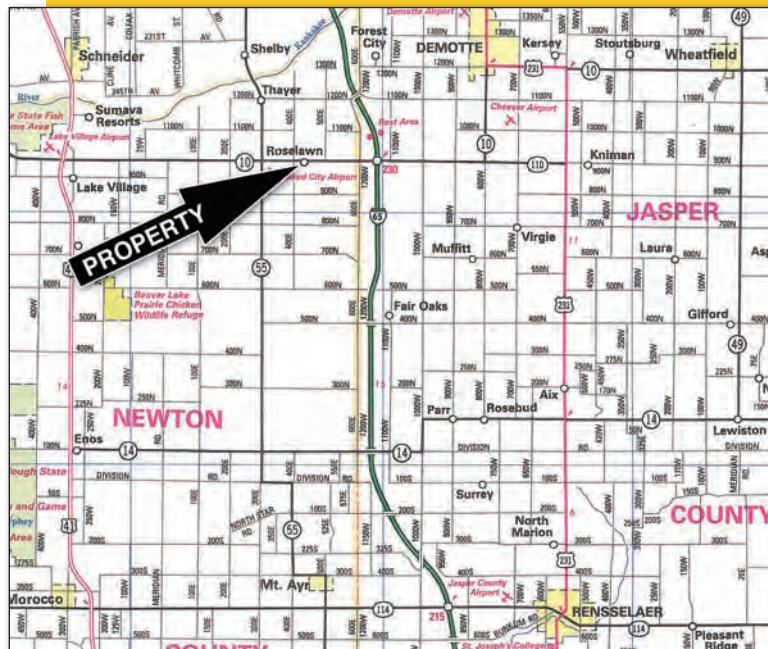
Doris D. Coates Trust, Doris M. Coates, Trustee

SALE MANAGER: Jim Hayworth

888-808-8680 • Cell: 765-427-1913

SCHRADER
Real Estate and Auction Company, Inc. **800-451-2709**

www.schraderauction.com



INSPECTION DATE:
Wednesday, November 14th
from 3:00-5:00 PM Central
Meet a Schrader Representative at
the Warehouse on Tract #2.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 131.5± acre unit. 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 Sellers' acceptance or rejection and subject to approval of Newton County Court for the Estate of David A. Coates and/or Doris D. Coates Estate and DeMotte State Bank.

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

DEED: Seller shall provide a Warranty Deed, Personal Rep. Deed and Trustee Deed.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Seller shall pay the 2012

real estate taxed due in 2013. The Buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: The Buyer shall pay any ditch assessments due after closing, if any.

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

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.

