

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 46+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts or on the entire property.

DOWNPAYMENT: Real Estate 10% down payment on the day of the 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.

ACCEPTANCE OF BID PRICES: Successful bidder(s) 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 Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer(s).

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of marketable title projected to be on or before March 15, 2013.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the tax payment due in November 2013. Seller will pay the Spring 2013 installment.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. If the property sells in its entirety, no new survey will be completed.

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.

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 "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. 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 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 the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

JANUARY 2013

| 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 | | |

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950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGER:
Andy Walther 765-969-0401

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RC-601

Cambridge City, IN, Wayne County, Jackson Township

EASTERN INDIANA LAND AUCTION

46 ± ACRES OFFERED IN 2 TRACTS

46 ± ACRES



Cambridge City, IN, Wayne County, Jackson Township

EASTERN INDIANA LAND AUCTION

46 ± ACRES
OFFERED IN 2 TRACTS



- 25.39± FSA Tillable Acres
"Buyer" Receiving 2013 Crop Rights"
- Nice Wooded Pasture with Stream
- 2-Story Country Home
- Outstanding Location - Easy I-70 Access
- 50 Miles to Indianapolis - 50 Miles to Dayton, OH

TUESDAY, JANUARY 29 • 6PM

800-451-2709
www.schraderauction.com



Cambridge City, IN, Wayne County, Jackson Township

EASTERN INDIANA LAND AUCTION

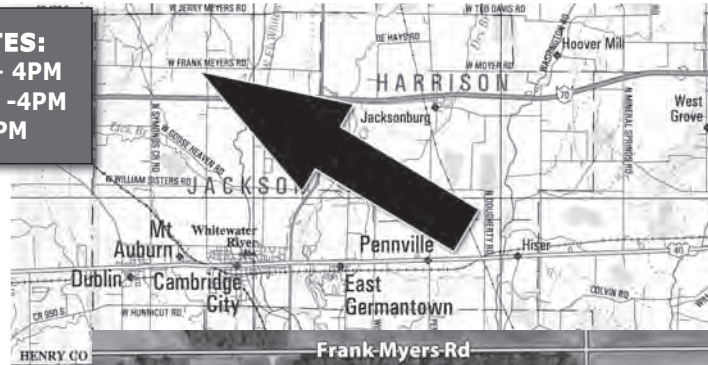
46 ± ACRES OFFERED IN 2 TRACTS

TUESDAY, JANUARY 29 • 6PM



- 25.39± FSA TILLABLE ACRES
- "BUYER RECEIVING 2013 CROP RIGHTS"
- NICE WOODED PASTURE W/STREAM
- 2-STORY COUNTRY HOME
- OUTSTANDING LOCATION - Easy I-70 Access
- 50 MILES TO INDIANAPOLIS - 50 MILES TO DAYTON, OH

INSPECTION DATES:
 Saturday, Jan. 5, 2 - 4PM
 Saturday, Jan. 19, 2 -4PM
 Auction Day, 3-4 PM



The McLANE FARM has a good mix of tillable and pasture land in an outstanding location. Whether you're a crop farmer or rural home buyer, this property warrants your attention!

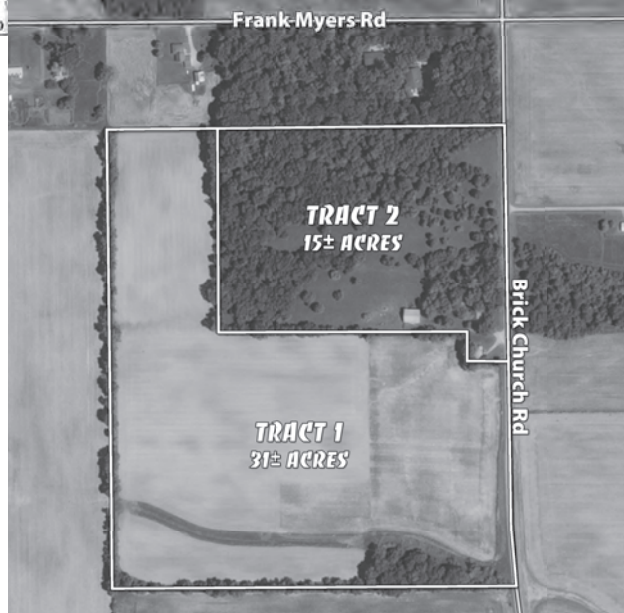
PROPERTY LOCATION: 2108 N. Brick Church Rd. CAMBRIDGE CITY, IN 47327. The farm sits approximately 3 miles north of Cambridge City, IN. From I-70 Exit 137, travel north ½ mile to Frank Meyers Rd., then west 2 miles to Brick Church Rd. Left to the Farm.

AUCTION LOCATION: Golay Community Center located at 1007 E. Main St. (US 40), Cambridge City, IN. Located at the corner of IN SR 1 and US 40.

TRACT DESCRIPTIONS:

TRACT 1: 31± Acres with 25.39± cropland acres and the balance in woods and perimeter fence line. 700'± of frontage on N. Brick Church Rd. This is a nice tract to add to your operation consisting of Crosby, Losantville, and Treaty soils.

TRACT 2: 15± Acres with all the improvements. Approx. 800' of frontage and 950' of lot depth. **2-story home** w/4 bedrooms, den, living room, utility room and large kitchen. Home has fuel oil heat and central air. This is a very nice setting. Outbuildings include a 28' x 52' block garage, older bank barn and small wood framed shed. The tract has 14± acres of fenced mature trees and pasture with year-round streams for livestock. Come examine all of the POSSIBILITIES here! Western-Wayne Schools.



OWNER: Frank T. McLane Estate, James McLane Personal Representative | Auction Manager: Andy Walther | For Information Call: 1-877-747-0212 • 765-969-0401



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