

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** This site will be offered as one parcel. There will be open bidding on the property until the close of the auction as determined by the auctioneer.

**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 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:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The property is being sold, "As-Is".

**DEED:** Seller shall provide a Warranty Deed and Title Insurance for the property.

**DEED RESTRICTIONS:** The following use restrictions shall be included in the transfer deed for any property sold at this auction: A. The property shall not be used for: (1) The sale, either retail or wholesale, of propane or agricultural products of any kind including, but not limited to, seeds, chemicals or liquid or dry fertilizers; (2) The sale, either retail or wholesale, of any type of grain that is governed by the Indiana Department of Agriculture or any successor agency; or (3) The storage of grain for a fee. B. Any grain storage improvements on the property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage. C. These restrictions shall run with the land and be binding on the purchaser and their heirs, successors and assigns. Purchaser agrees that these restrictions will be referenced in any future instrument conveying the property or any portion thereof.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days after the auction. Any normal closing costs shall be shared 50:50 between Buyer(s) and Seller. The closing shall be at the office of Schrader RE & Auction of Ft. Wayne.

**POSSESSION:** Possession shall be on the day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the day of closing.

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

**SURVEY:** Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of any necessary survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**



**AG PLUS, INC.**

Site Area: 3.547 Acres  
Grain Storage Capacity: 280,000 Bu.  
Seasonal Office  
Quonset Warehouse Building

**DIXON GRAIN ELEVATOR**

Monroeville, IN

**SCHRADER REAL ESTATE AND AUCTION of Fort Wayne, LLC**

7009 N. River Road  
Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**  
AUCTION MANAGER: Jerry Ehle  
#AC63001504 #AU19300123

JUNE 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
			4	5	6	7
2	3					8
			10	11	12	13
			16	17	18	19
			23	24	25	26
						27
						28
						29
						30



Follow us on:



**SCHRADER CORPORATE OFFICES**  
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
800-451-2709 • 260-244-7606 • SchraderAuction.com

**SchraderFortWayne.com**  
**EhleAuctions.com**

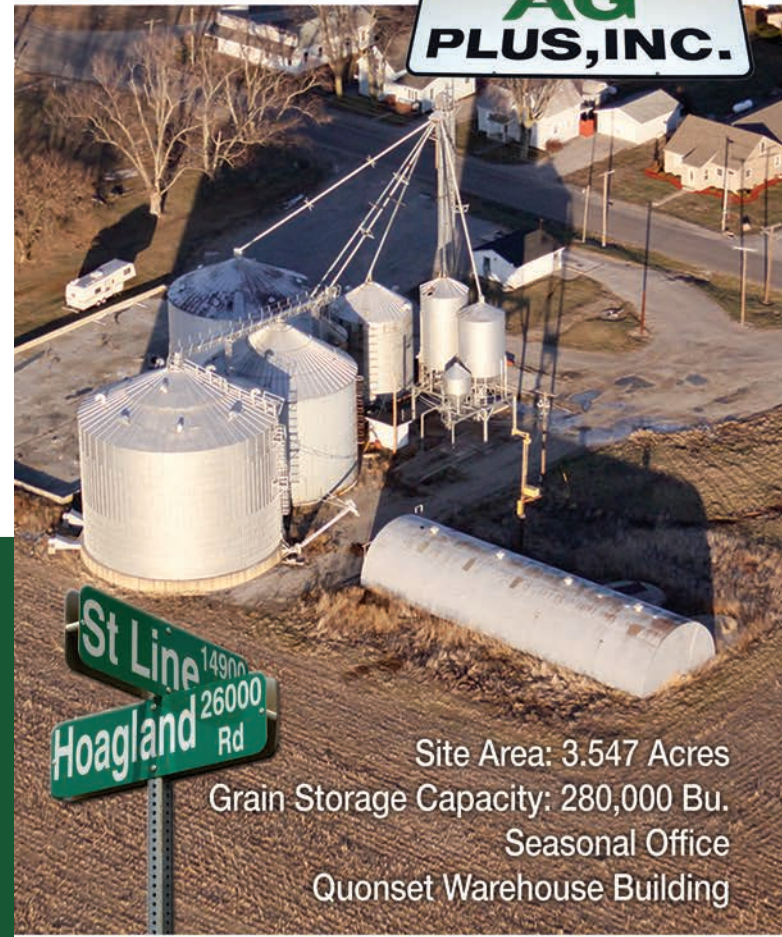
dtn - 660

# AUCTION

## DIXON GRAIN ELEVATOR

Monroeville, IN

Monday, June 3 • 6 PM  
held on site



Site Area: 3.547 Acres  
Grain Storage Capacity: 280,000 Bu.  
Seasonal Office  
Quonset Warehouse Building

**SCHRADER REAL ESTATE & AUCTION of Fort Wayne, LLC** www.SchraderFortWayne.com

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** This site will be offered as one parcel. There will be open bidding on the property until the close of the auction as determined by the auctioneer.

**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 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:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The property is being sold, "As-Is".

**DEED:** Seller shall provide a Warranty Deed and Title Insurance for the property.

**DEED RESTRICTIONS:** The following use restrictions shall be included in the transfer deed for any property sold at this auction: A. The property shall not be used for: (1) The sale, either retail or wholesale, of propane or agricultural products of any kind including, but not limited to, seeds, chemicals or liquid or dry fertilizers; (2) The sale, either retail or wholesale, of any type of grain that is governed by the Indiana Department of Agriculture or any successor agency; or (3) The storage of grain for a fee. B. Any grain storage improvements on the property, now existing or built in the future, shall not be subdivided or developed into condominiums to be sold for grain storage. C. These restrictions shall run with the land and be binding on the purchaser and their heirs, successors and assigns. Purchaser agrees that these restrictions will be referenced in any future instrument conveying the property or any portion thereof.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days after the auction. Any normal closing costs shall be shared 50:50 between Buyer(s) and Seller. The closing shall be at the office of Schrader RE & Auction of Ft. Wayne.

**POSSESSION:** Possession shall be on the day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the day of closing.

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

**SURVEY:** Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of any necessary survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Co. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**



**AG PLUS, INC.**

Site Area: 3.547 Acres  
Grain Storage Capacity: 280,000 Bu.  
Seasonal Office  
Quonset Warehouse Building

**DIXON  
GRAIN  
ELEVATOR**

Monroeville, IN

**SCHRADER**  
REAL ESTATE AND AUCTION  
of Fort Wayne, LLC

7009 N. River Road  
Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**  
AUCTION MANAGER: Jerry Ehle  
#AC63001504 #AU19300123

JUNE 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
			4	5	6	7
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						



Follow us on:



**SCHRADER** CORPORATE OFFICES  
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
800-451-2709 • 260-244-7606 • SchraderAuction.com

**SchraderFortWayne.com**  
**EhleAuctions.com**

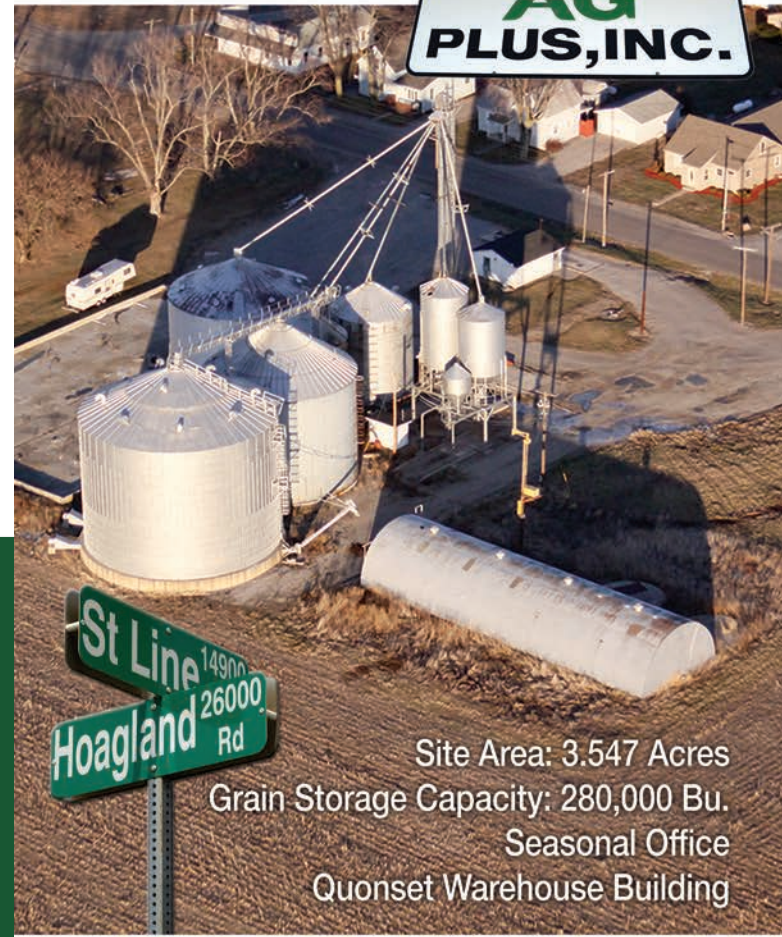
dtn - 660

# AUCTION

## DIXON GRAIN ELEVATOR

Monroeville, IN

Monday, June 3 • 6 PM  
held on site



Site Area: 3.547 Acres  
Grain Storage Capacity: 280,000 Bu.  
Seasonal Office  
Quonset Warehouse Building

**SCHRADER** REAL ESTATE & AUCTION  
of Fort Wayne, LLC  
www.SchraderFortWayne.com

# AUCTION

## DIXON GRAIN ELEVATOR

Monroeville, IN

Monday, June 3 • 6:00 PM

### AUCTION HELD ON SITE

15010 State Line Road, Monroeville, IN.

Property located 2½ miles south of U.S. 30 and 1½ miles south of Monroeville Road.



**PREVIEW DATE:**  
Monday, May 13  
5 - 8pm  
or call office  
for private  
inspection.  
Walk around  
inspections  
permitted.



### BLOCK OFFICE BUILDING:

Retail Counter, Separate Office, Bathroom, New Steel Roof. Adjacent to working 53' scale. Scale recently inspected.



### BINS:

- #1 - 13,303 Bu.
- #2 - 13,303 Bu.
- #3 - 55,129 Bu.
- #4 - 100,235 Bu.
- #5 - 34,900 Bu.
- #6 - 3,000 Bu. load out bin.

### QUONSET BUILDING:

100 Ft. in length, all steel with Concrete Floor.



- Site Area: 3.547 Acres
- Grain Storage Capacity: 280,000 Bushels
- Seasonal Office
- Quonset Warehouse Building

OWNERS: AG PLUS, INC. | AUCTIONEER: JERRY EHLE



260-749-0445 • 866-340-0445  
SchradlerFortWayne.com



# AUCTION

## DIXON GRAIN ELEVATOR

Monroeville, IN

Monday, June 3 • 6:00 PM

### AUCTION HELD ON SITE

15010 State Line Road, Monroeville, IN.

Property located 2½ miles south of U.S. 30 and 1½ miles south of Monroeville Road.



### PREVIEW DATE:

Monday, May 13  
5 - 8pm  
or call office  
for private  
inspection.  
Walk around  
inspections  
permitted.

### BLOCK OFFICE BUILDING:

Retail Counter, Separate Office, Bathroom, New Steel Roof. Adjacent to working 53' scale. Scale recently inspected.



### BINS:

- #1 - 13,303 Bu.
- #2 - 13,303 Bu.
- #3 - 55,129 Bu.
- #4 - 100,235 Bu.
- #5 - 34,900 Bu.
- #6 - 3,000 Bu. load out bin.

### QUONSET BUILDING:

100 Ft. in length, all steel with Concrete Floor.



- Site Area: 3.547 Acres
- Grain Storage Capacity: 280,000 Bushels
- Seasonal Office
- Quonset Warehouse Building

OWNERS: AG PLUS, INC. | AUCTIONEER: JERRY EHLE



260-749-0445 • 866-340-0445  
SchraderFortWayne.com

