

**AUCTION TERMS & PROCEDURES**

**PROCEDURES:** The property will be offered in 2 individual tracts, any combination of tracts, or as a total 26.75 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. **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; cashiers 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. Tracts 1 and 2 will be sold ABSOLUTE to highest bidder. **EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price. Title Commitments are included in bidder packet. **DEED:** Sellers shall provide Bankruptcy Trustee Deed. **CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of

presentation of title policy estimated on or before August 17, 2013. **POSSESSION:** At closing. Buyer to receive 2014 crop rights (Tract 1). **REAL ESTATE TAXES:** Seller to pay taxes payable 2013 to be credited to Buyer(s) at closing at 2012 amount. Seller to have no additional responsibility. 2012 Taxes estimated at: Tracts 1 \$806.32/yr., Tract 2 - \$662.12/yr. **ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions. **SURVEY:** Property will be sold with current descriptions. Buyer(s) and Seller will share any survey expense 50:50 if needed. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage's. **FSA INFORMATION:** SEE AGENT **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 to 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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.  
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Columbia City, IN 46725

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WARREN Co. • WEST CENTRAL INDIANA  
**REAL ESTATE AUCTION**  
BY ORDER OF U.S. BANKRUPTCY COURT

**JULY 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			

#AC63001504, #AU19300120



26.75 acres  
Offered in 2 Tracts

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**AUCTION MANAGER:**  
Steve Slonaker  
877-747-0212 or 765-855-2045  
e-mail: auctions@schraderauction.com

**800-451-2709**  
**SchraderAuction.com**

WARREN Co. • WILLIAMSPORT/ATTICA • WEST CENTRAL INDIANA  
**REAL ESTATE AUCTION**  
BY ORDER OF U.S. BANKRUPTCY COURT

26.75 acres  
Offered in 2 Tracts

**Wednesday, July 17 • 1:00 PM**

**2 MINI FARMS**

Two Country Homes/Great Place for Family  
Easy Access to Lafayette, Crawfordsville and Danville  
Only a Few Miles North of Attica  
Sold to Highest Bidder by Court Order

**SCHRADER**  
Real Estate and Auction Company, Inc.

# WARREN CO. • WILLIAMSPORT/ATTICA • WEST CENTRAL INDIANA

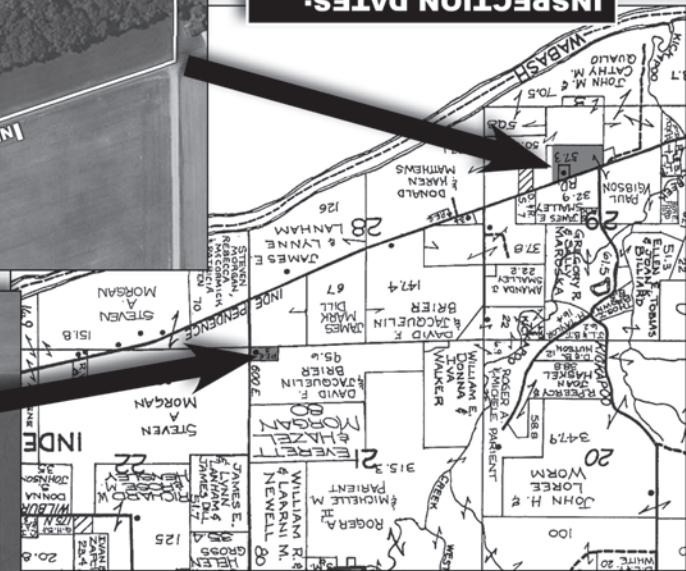
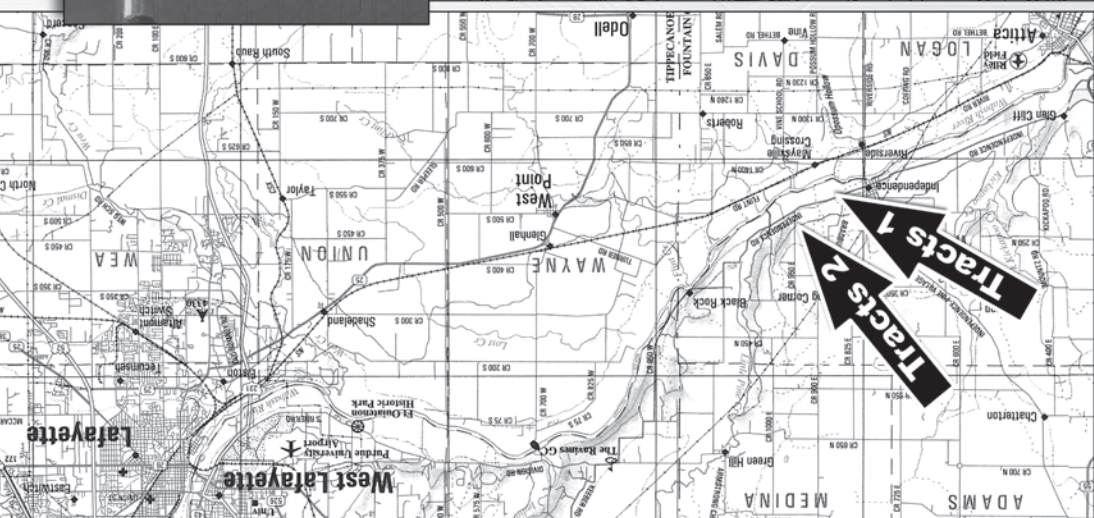
# REAL ESTATE AUCTION

BY ORDER OF U.S. BANKRUPTCY COURT

## 2 MINI FARMS

Offered in 2 Tracts  
**26.75 acres**  
 Wednesday, July 17 • 1:00 PM

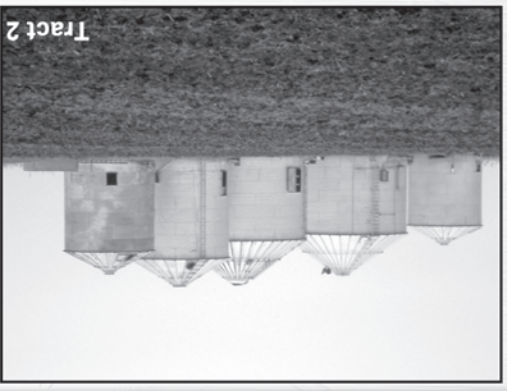
North of Crawfordsville and South of Lafayette



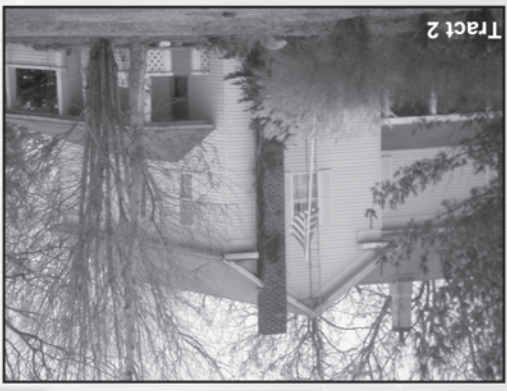
**TRACT 1**  
 21.75 ACRES



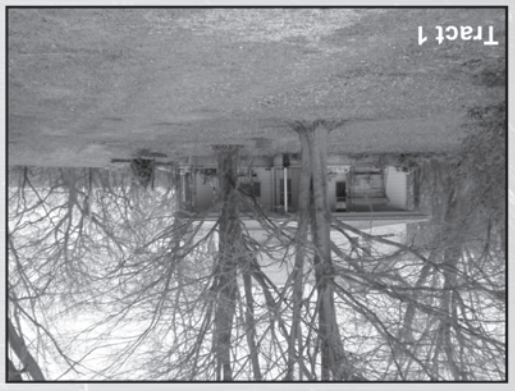
**TRACT 2**  
 5.0 ACRES



Tract 2



Tract 2



Tract 1

**AUCTION SITE:** To be held on Tract 1, 4645 E. Independence Rd, Attica, IN.

**PROPERTY LOCATION:** 4 miles northeast of Attica, near Independence, watch for signs. From Hwy. 41 and Hwy. 55 intersection, north on Hwy. 55 across the Wabash River, 1/2 mile to Independence Road then east approx. 2 miles to Tract 1. Tract 2 is on the east 1 1/2 miles to Co. Rd. 600 then north 3/4 mi. on the left.

**TRACT DESCRIPTIONS:**  
**TRACT 1:** 21.75 acres with 7 acres cropland in hay and balance woodland. 4645 E. Independence Rd., Attica. 1,872 sq. ft. four bedroom older country home with view of the Wabash River. Metal roof and siding. Great old time porch. Nice trees in yard.  
**TRACT 2:** 5 acres with two story remodeled farmhouse with 2,504 sq. ft., 5 bins and est. 36' x 80' good pole barn. Nice setting in the country. 1184 North 600E, Attica IN.

**OWNER:** U.S. Bankruptcy Court; William J. Tucker, Bankruptcy Trustee; Jim Molay, Attorney

**AUCTION MANAGER:** Steve Slonaker 877-747-0212 or 765-855-2045

Call Auction Manager for information

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