

TERMS & CONDITIONS

PROCEDURE: The property will be offered in individual tracts and in combination of tracts.

DOWN PAYMENT: 10% of the contract purchase price as down payment in the day of auction with the balance in cash at closing. **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 Purchase Agreement at the auction site immediately following the close of the auction. Bids are subject to acceptance or rejection by the seller.

DEED: Seller will convey by Corporate Warranty Deed.

EVIDENCE OF TITLE: The Seller agrees to furnish at Seller's expense a Title Insurance Policy. A preliminary certificate of title will be available for review prior to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing subject to tenants rights. Upon a successful closing Buyer shall receive possession on November 1, 2013 or upon completion of the 2013 crop harvest whichever is later. Seller shall retain all income pertaining to the 2013 farm lease.

MINERAL RIGHTS: The Seller shall convey all mineral rights they own.

REAL ESTATE TAXES: The 2013 calendar year taxes due in 2014 shall be paid by the Seller at closing. All future taxes will be the Buyer's responsibility.

ACREAGE: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

SURVEY: The Seller shall determine whether to convey title by current legal description or to survey the property. Any need for a new survey shall be at the Seller's sole discretion. Seller and Buyer shall each pay half (50:50) of the survey cost. The type of survey performed shall be the Seller's option and sufficient for providing merchantable title. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

AGREEMENT WITH KNOX COUNTY COMMISSIONERS: Knox County Development Corp. has an agreement with the Knox County Commissioners to use approximately 1 acre located in Tract 1 for the purpose of road materials and perhaps a cold asphalt-mixing site. This agreement can be terminated upon 30 days written notice.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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.

NO ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.



Knox Co., IN

LAND AUCTION

Follow Us:



69.3± acres
OFFERED IN 2 TRACTS

Nearly 100% Tillable
Highly Productive Soils
Adjacent to Highway 41 Industrial Park
Public Utilities Available
Zoned I-1
Near Vincennes, Indiana

76-699

SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508 • Columbia City, IN 46725
260.244.7606 • 800.451.2709

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 #AU1005815 #AU09200182

AUCTION MANAGER:
Brad Horral • 812.890.8255 (cell)
e-mail: auctions@schraderauction.com

800.451.2709
SchraderAuction.com

Knox Co., IN **LAND AUCTION**
MONDAY, AUGUST 12 • 10AM

SCHRADER
Real Estate and Auction Company, Inc.

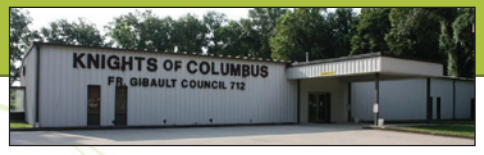
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OFFERED IN 2 TRACTS

LAND AUCTION

MONDAY, AUGUST 12 • 10AM

Nearly 100% Tillable
Highly Productive Soils
Adjacent to Highway 41 Industrial Park
Public Utilities Available
Zoned I-1
Near Vincennes, Indiana

AUCTION LOCATION
 Knights of Columbus Hall, 401 Felt King Rd,
 Vincennes, IN 47591.

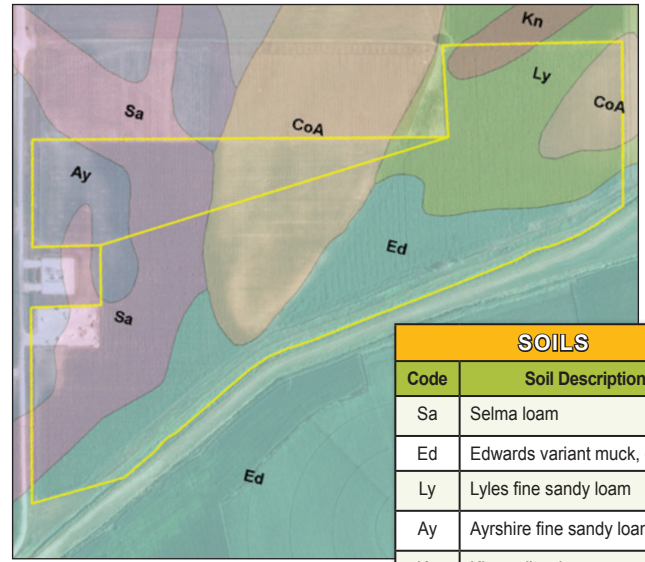


DIRECTIONS TO PROPERTY
 From the junction of US Hwy 41 and Willow Street on the southside of Vincennes, take US Hwy 41 south 1.6 miles to Industrial Blvd., turn east .3 mile to "T" (Keller Rd.) turn south 500' to the property.

TRACT DESCRIPTIONS
Tract 1: 56.4 acres nearly all tillable having highly productive soils and frontage along Keller Road.
Tract 2: 12.9 acres nearly all tillable, zoned I-1 and having access along Keller Road.



INSPECTION DATE:
MONDAY, AUGUST 5
10AM - NOON



SOILS	
Code	Soil Description
Sa	Selma loam
Ed	Edwards variant muck, drained
Ly	Lyles fine sandy loam
Ay	Ayrshire fine sandy loam
Kn	Kings silty clay
CoA	Conotton sandy loam, 0 to 3 percent slopes



SELLER: KCDC • AUCTION MANAGER: BRAD HORRALL • 812.890.8255

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