

Thursday, September 12 • 5:30PM Central
 Held at the Sorrowful Mother Church Hall - Wheatfield, Indiana
SCHRADER 800.451.2709
 Real Estate and Auction Company, Inc.
 Schraderauction.com

- Productive Tillable Land
- 4 Wooded Tracts • Timber Value
- Development Potential
- Hunting & Recreation
- SR 49 Frontage
- Potential Building Sites

154±
ACRES

LAND AUCTION

Jasper Co., Indiana | 3 Miles South of Wheatfield

800.451.2709
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#AC63001504; AU08600254

SEPTEMBER 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					

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AUCTION MANAGERS:
 Ritter Cox 800-451-2709 office | 260-609-3306 cell
 Matt Wiseman 866-419-7223 office | 219-689-4373 cell

260-244-7606 or 800-451-2709

SCHRADER
 Real Estate and Auction Company, Inc.
 950 N. Liberty Dr., Columbia City, IN 46725

154±
ACRES
AUCTION
 Jasper Co., Indiana

LAND AUCTION

Jasper County, Indiana

3 Miles South of Wheatfield - Walker Township

- Productive Tillable Land
- 4 Wooded Tracts from 10.7± Acres to 30.5± Acres
- Development Potential
- Timber Value
- Hunting & Recreation
- SR 49 Frontage
- Potential Building Sites
- 79± Miles to Chicago
- 25± Miles to Valparaiso
- 20± Miles to Rensselaer

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LAND AUCTION

154± ACRES

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Farmland • Woods • Development • Hunting • Recreation

PROPERTY LOCATION: From the intersection of State Road 49 and State Road 10 (east side of Wheatfield, IN) travel south on State Road 49 for 3 miles to CR 900 N. Property is at the southeast corner of State Road 49 and CR 900 N.

AUCTION LOCATION: Sorrowful Mother Church Hall, 165 S. Grace St. Wheatfield, IN 46392. From the intersection of State Road 49 and State Road 10, in Wheatfield, travel west on State Road 10 approximately 4/10 miles to Center St. and turn north (right). Go 3/10 mile on Center St. to High St. Turn east (right) on High St. and go 1 block to Grace St. Auction location is at the southeast corner of Grace and High Streets.

TRACT DESCRIPTIONS

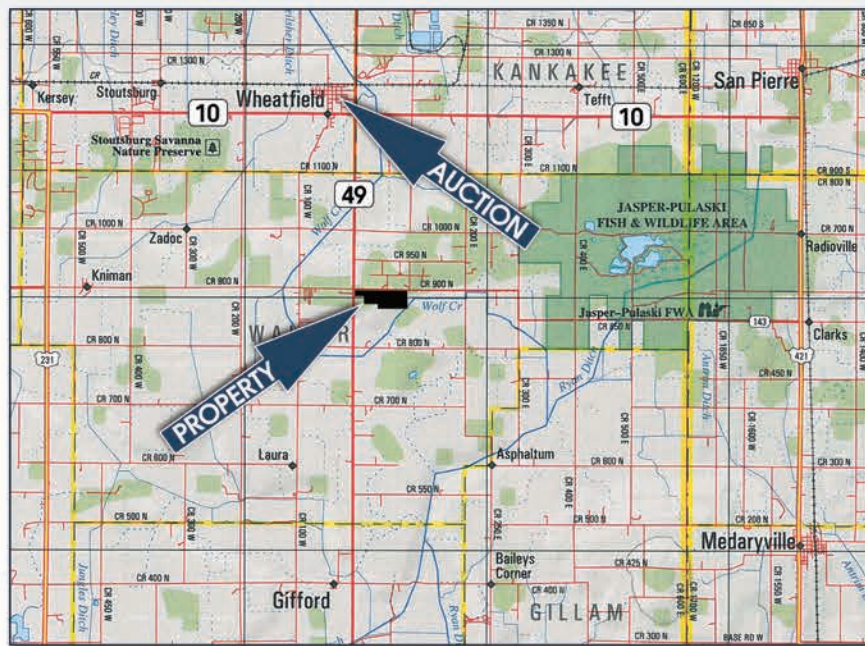
TRACT 1: 69.4± acres which contains 57.2 acres very productive, highly efficient level tillable farmland. High percentage of Zadog-Maumee loamy sand soils. Balance of tract is woods with access to tillable field via stone drive from 900 N. Investigate for income potential.

TRACT 2: 23± acres wooded land. Tract offers and is part of a ridge of black oak. Frontage on 900 N. Abundant wildlife, possible building site or recreation.

TRACT 3: 30.5± acres wooded land. Also offers and is part of a ridge of black oak, excellent frontage on 900 N. Many possible building sites.

TRACT 4: 20.5± acres wooded land. Also offers and is part of a ridge of black oak. Tract offers beautiful small meadow. Excellent natural setting for many possible building sites.

TRACT 5: 10.7± acres. This tract is a corner lot at State Rd 49 & 900 N. High visibility, endless possibilities. Investigate to combine with Tracts 3 and 4 for 61.7 acres that is part of a ridge of black oak, with tremendous development potential. Contact Auction Company regarding info for engineered plans on Phase 2 development of Wolf Creek Estates.



FSA INFORMATION			
Farm #3252		Cropland 57.2 Acres	
Crop	Base	Yield Direct	Yield C/C
Corn	18.2 Ac.	98 bu.	133 bu.
Soybeans	39.0 Ac.	36 bu.	43 bu.
Real Estate Taxes: 2012 pay 2013 - \$958.88			

INSPECTION DATES:
 Tuesday, August 13, 4-6 p.m.
 Sunday, August 18, 1-3 p.m.
 Saturday, August 31, 9-11 a.m.
 Meet a Schrader representative on cul-de-sac of Selina Dr. at the south end of Tract 3.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass (legume) hay	Pasture	Soybeans	Winter wheat
Za	Zadog-Maumee loamy sands	65.4	42.6%	IIIw	146	5	10	36	58	
OaC	Oakville fine sand, 6 to 15 percent slopes	48.2	31.4%	VIa	70	2.3	4.6	25	35	
BeB	Beams loamy sand, 1 to 3 percent slopes	28.2	18.3%	IVb	95	3.1	6.3	33	43	
Mu	Morocco loamy sand	8.1	5.3%	IIIe	100	3.3	6.6	28	45	
OaB	Oakville sand, moderately wet, 1 to 3 percent slopes	2.6	1.6%	IVa	90	3	5.9	32	41	
OaB	Oakville fine sand, 2 to 6 percent slopes	1.1	0.7%	IVa	80	2.6	5.3	28	40	

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 154± 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.

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(s).

DEED RESTRICTIONS: Seller will be placing a restriction on the deed/deeds that Concentrated Animal Feeding Operations (CAFOs & CFOs) will not be allowed on the property.

PLANNING APPROVAL: Any construction on the property may require county approval. Buyer assumes all responsibility and risk in connection with any applicable requirements to obtain county planning approval or any other local governmental approvals.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days after closing documents are prepared (estimated to be on or before October 18, 2013). Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

REAL ESTATE TAXES: Buyer shall assume the 2014 real estate taxes due in 2015. Any ditch assessments after closing will be the Buyer's responsibility.

POSSESSION: Possession is at closing, subject to tenant's rights for the 2013 crop year. Farm rental income for 2013 shall go to the Seller.

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 have 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.

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

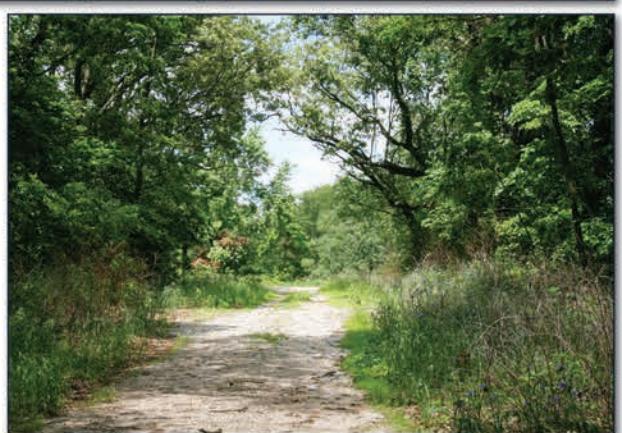
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

STOCK PHOTOGRAPHY: Wildlife photos are for illustrative purposes only and were not taken on the property.

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.



Investigate combining Tracts 3-5 for 61.7 acres of endless development possibilities. There is a platted & engineered subdivision of (37) 1+ acre lots with primary approval for a phase 2 plan for Wolf Creek Estates. Natural gas and electric are available at Selina Dr.
 Call the Auction Managers for More Details!

OWNER: Spike Development, LLC
AUCTION MANAGERS:
 Ritter Cox 800-451-2709 office • 260-609-3306 cell
 Matt Wiseman 866-419-7223 office • 219-689-4373 cell

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