

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 87.5± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Trustee and Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days after presentation of marketable title or approximately October 16, 2013. Closing cost for an administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession is at closing subject to tenant rights for the 2013 growing crop.

REAL ESTATE TAXES: Buyer will assume the 2014 real estate taxes due in 2015. Buyer shall assume any ditch assessments due after closing.

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

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, if any.

SURVEY: The property will be conveyed using existing legal descriptions. The buyer will not be entitled to a new survey unless needed to convey good title. If survey is ordered, costs will be split 50:50.

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. An Inspection date 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.

STOCK PHOTOGRAPHY: Some crop 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.**



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:

Jim Hayworth 888-808-8680 office | 765-427-1913 cell
Matt Wiseman 866-419-7223 office | 219-689-4373 cell
#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				

800.451.2709

SchraderAuction.com



Indiana Land Auction
87.5± Acres Offered in 1 Tract
Jasper County
6 Miles East of Wheatfield on SR 10

Indiana Land Auction
Jasper County
6 Miles East of Wheatfield on SR 10
Mostly Productive Tillable Land
87.5± Acres Offered in 1 Tract

SCHRADER
Real Estate and Auction Company, Inc.
Monday, September 16 • 5pm Central
Held at the American Legion Post 406 - Wheatfield, IN

Indiana Land Auction

Jasper County

87.5± Acres

Monday, September 16 • 5pm Central

AUCTION LOCATION: American Legion Post 406.

Address: 17768 N 80 W, Wheatfield, IN 46392.

Directions: From the intersection of St. Rd. 49 & St. Rd. 10 Wheatfield, IN, travel west ½ mile on St. Rd. 10 to Bierma St. (50 W) then south (left) ¼ mile to auction site.

PROPERTY LOCATION: From Wheatfield, IN take SR 10 6 miles east, property is on the north side of SR 10.

PROPERTY INFORMATION: An excellent opportunity to purchase an 87.5± Acre tract of land in Jasper County, IN. This tract has productive tillable farmland, mostly all tillable and quality soils. This tract has frontage on SR 10 and CR 600E.

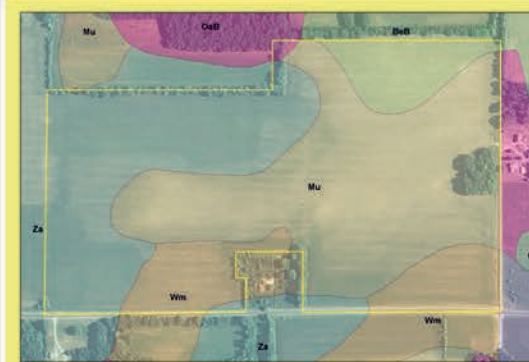
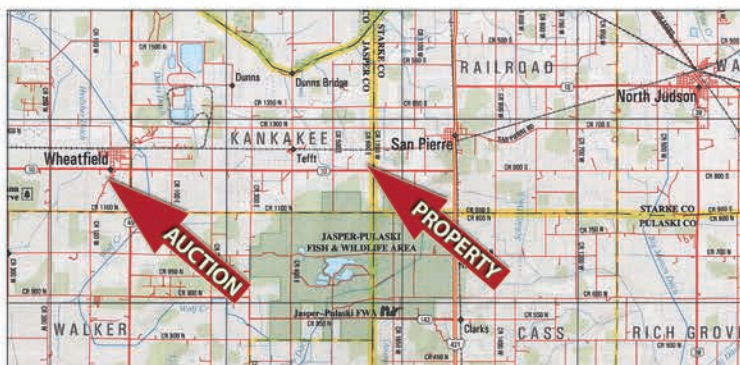
Real Estate Taxes 2012 Payable 2013:

25 Acres	\$233.22/year
45 Acres	\$357.96/year
20 Acres with House	\$543.42/year*

* Includes Taxes on House, Buildings & 2.5± Acres not included in sale.

FSA INFORMATION:

Farm #5066	Farmland 85.63 Ac.
	Cropland 80.73 Ac.
Crop	Base Ac.
Corn	66.6 Ac.
Soybeans	1.70 Ac.
Wheat	0.50 Ac.



Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
Mu	Morocco loamy sand	38.9	46.3%	100	28	45
Za	Zadog-Maumee loamy sands	27.3	32.5%	146	36	58
Wm	Watseka-Maumee loamy sands	11.2	13.3%	125	29	53
BeB	Brems loamy sand, 1 to 3 percent slopes	6.4	7.6%	95	33	43
OaB	Oakville fine sand, 2 to 6 percent slopes	0.2	0.3%	80	28	40
Weighted Average		117.8		31.1	50.1	

INSPECTION DATE:
Monday, August 26 • 3-5pm Central
 Meet a Schrader Representative at the East Side of the Property on 600E.

OWNER: Raymond E. & Maudlene Campbell & Maudlene Campbell as Trustee under the revocable trust agreement of Maudlene Campbell 3/5/2002

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