

TERMS AND CONDITIONS

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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.**

BUYER'S PREMIUM: There will be a 5% Buyer's Premium added to the high bid price to determine the contract purchase price.

APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Sellers will provide a Trustees deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing on non-tillable land and after harvest of crops.

REAL ESTATE TAXES: Taxes shall be pro-rated to day of closing.

DITCH ASSESSMENTS: The Buyers shall pay the 2013 ditch assessments.

SURVEY: There shall be no new survey. The property shall be sold using existing legal descriptions.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709
AUCTION MANAGERS:
Gary Bailey and Gannon Troutner
AC63001504, AU09200000

NOVEMBER 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



800.659.9759
GaryBaileyAuctions.com

LAND AUCTION
Cicero, Indiana
78.05± Acres
in 3 Tracts
Hamilton County

LAND AUCTION
Cicero, Indiana
Hamilton County

- Productive Tillable Land
- Investment Potential on SR 19 - South Edge of Cicero
- Hamilton County Schools
- South of Tipton & North of Noblesville

78.05±
Acres
in 3 Tracts

MONDAY, NOVEMBER 25 • 6PM
At Red Bridge Park Community Center - Cicero, IN

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LAND AUCTION

Cicero, IN • Hamilton Co.

78.05± Acres
in 3 Tracts

MONDAY, NOVEMBER 25 • 6PM

At Red Bridge Park Community Center - Cicero, IN

PROPERTY LOCATION: Cicero, Indiana. South of Tipton or North of Noblesville on US 31 to 236th St., turn East 6 miles (Jackson St. in Cicero), to SR 19 (S. Peru St.) in Cicero, then South 1 mile to the farm.

AUCTION LOCATION: At the Red Bridge Park Community Building, on 236th St. on the West edge of Cicero.

TRACT INFORMATION

TRACT #1: 28.05± acres. Productive, tillable land with approximately 650± of road frontage on SR 19 and 1320± of road frontage on 226th St.

Parcel ID 03-07-06-52-00-008.000

TRACT #2: 10.0± acres. Productive, tillable land with 335± of road frontage on 226th St.

Parcel ID 03-07-06-52-00-007.000

TRACT #3: 40.0+/- acres. Productive, tillable land with 1320± of road frontage on 226th St.

Parcel ID 03-07-07-00-00-002.000

OWNER: Loralyn Kohne Trust

SALE MANAGERS: Gannon Troutner 574-354-7822

Or Gary Bailey 800-659-9759

Email: gary@GaryBaileyAuctions.com

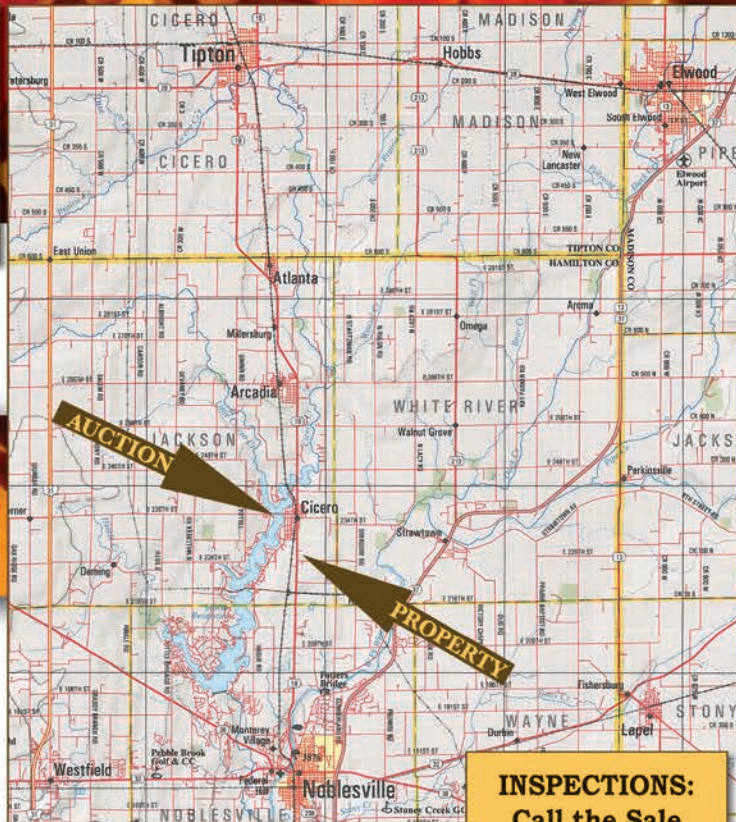
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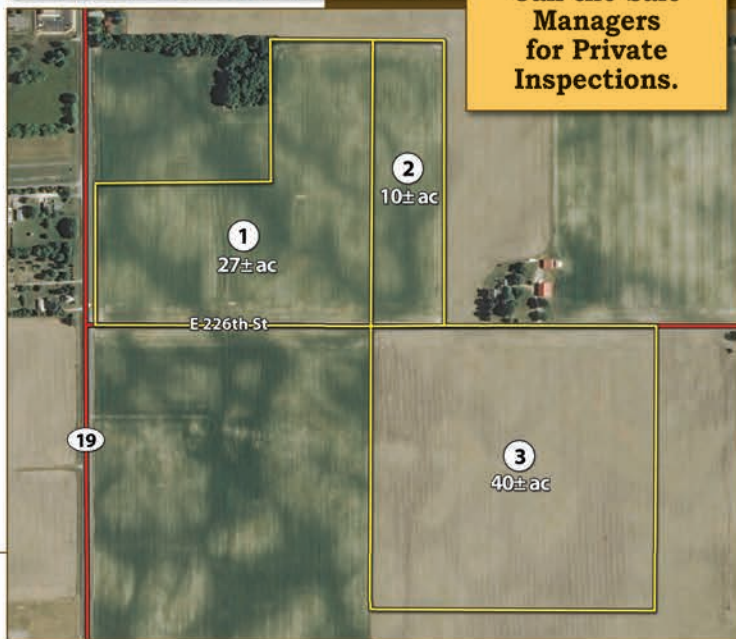


SCHRADER

Real Estate and Auction Company, Inc.

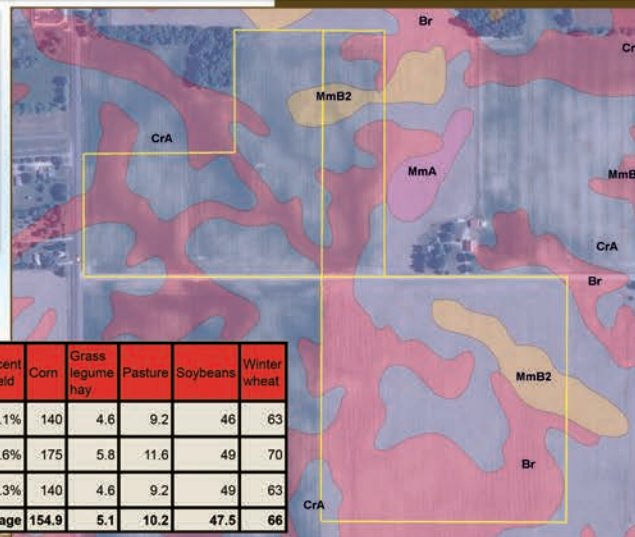


INSPECTIONS:
Call the Sale
Managers
for Private
Inspections.



**Bid your Price on
your Choice of
any Tract or any
Combination of
Tracts.**

5% Buyer's Premium



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam	38.11	50.1%	140	4.6	9.2	46	63
Br	Brookston silty clay loam	32.34	42.6%	175	5.8	11.6	49	70
MmB2	Miami silt loam	5.55	7.3%	140	4.6	9.2	49	63
Weighted Average				154.9	5.1	10.2	47.5	66