

TERMS AND CONDITIONS

PROCEDURE: This property will be offered as an individual tract. The property will be sold in the manner resulting in the highest total sale price.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 30 days from delivery of marketable title. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession of the land shall be at closing.

REAL ESTATE AND DITCH TAXES: Seller shall pay the 2013 due in 2014. Buyer shall pay the 2014 and thereafter.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

FSA INFORMATION: The farm is enrolled at the Madison County FSA office in Anderson, IN, which shall make all acreage determinations and eligibility for farming programs.

EASEMENTS: Sale of the property is subject to any and all easements of record. The sale shall include 100% of the mineral rights owned by the Seller, if any.

SURVEY: No new survey will be provided as existing legal description will be used to transfer title.

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

DISCLAIMER AND ABSENCE OF WARRANTY: 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 Sellers or the Auction Company. All sketches and dimensions in the brochure are approximate.

MADE. 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 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 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.

SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
800-451-2709

Auction Manager:
Rick Williams 765-639-2394

#AU10000259, #AC63001504



DECEMBER 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				

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SCHRADER
Real Estate and Auction Company, Inc.

Land Auction
MADISON COUNTY, INDIANA

40 Acres

Productive All Tillable Farmland
Excellent Brookston & Crosby Soils

WEDNESDAY, DECEMBER 18 • 6 PM

Held at the Madison County Farm
Bureau 4-H Building in Alexandria, IN



ANDERSON, IN • MADISON COUNTY

Land Auction

40 Acres

WEDNESDAY, DECEMBER 18 • 6 PM

AUCTION LOCATION: Madison County Farm Bureau 4-H Building located off 4th Street, immediately East of Beulah Park, in Alexandria, IN 46001.

PROPERTY LOCATION: From Anderson at the intersection of S.R. 9/500 N., Go 1 mile West on 500 N., Property is located on the Southeast corner of this intersection.

PROPERTY DESCRIPTION: 40± Acres of Productive all tillable cropland. This tract features excellent Brookston Silty Clay loam and Crosby Silt loam soils. This tract has frontage on both 100 W. (a.k.a. Madison Ave.) and 500 N. This tract has good drainage outlets via the county main within the field.

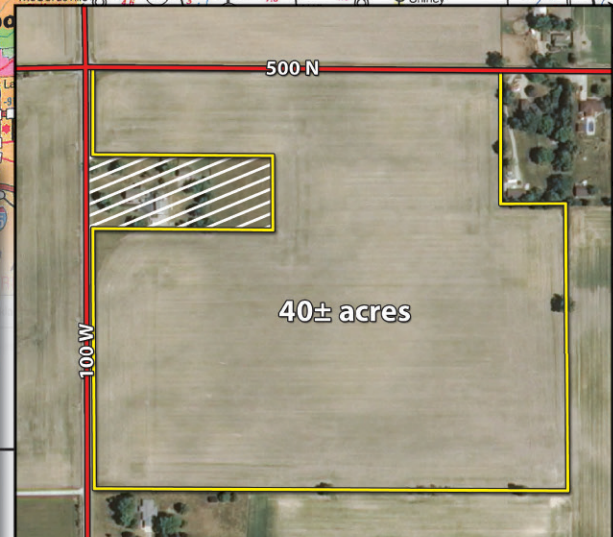
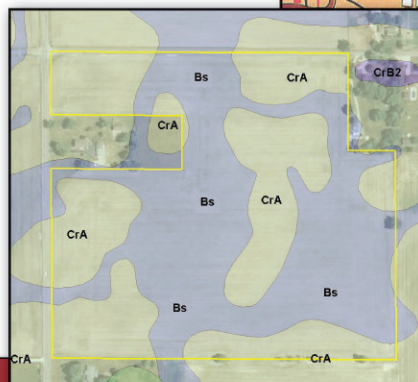
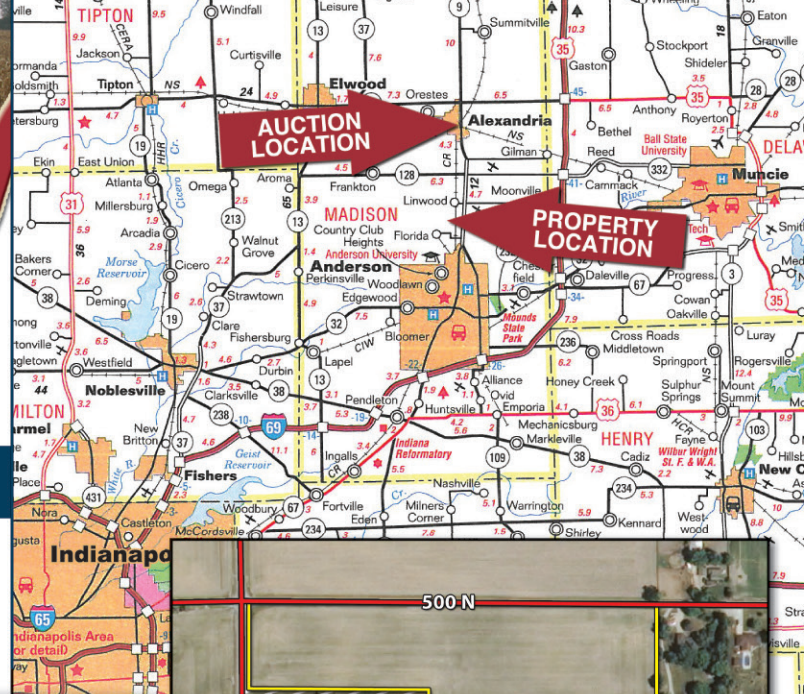
INSPECTION TIMES:

Buyers are able to view property at their convenience. Agent will be on property:

Saturday NOVEMBER 16TH 9-11 AM

Sunday DECEMBER 1ST 1-3 PM

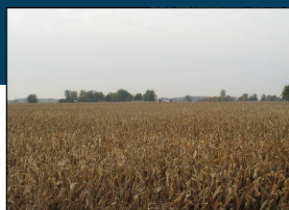
Meet Rick at the Property.



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Bs	Brookston silty clay loam	20.99	51.8%	175	5.8	11.6	49	70
CrA	Crosby silt loam	19.53	48.5%	140	4.6	9.2	46	63
Weighted Average				158.1	5.2	10.4	47.6	66.6



DRAINAGE OUTLETS



Call Rick Williams for detailed FSA, drainage & tax information.

SELLERS: David and Robyn Davis

AUCTION MANAGER:

Rick Williams
877-728-4735 toll free
765-639-2394 cell

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