

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 278.5± 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.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price to determine the contract purchase price.

DEED: Seller shall provide a deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

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

CLOSING: The balance of the purchase price is due at closing, which will

take place 30 days after auction day; or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Buyer shall assume the 2014 taxes due in 2015 and any ditch tax in 2014 and thereafter.

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

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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

PLANNING APPROVAL: The sale of all tracts is subject to any necessary county planning approval or other necessary county approval.

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.

EASEMENTS: Subject to any and all existing easements.

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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN
260.244.7606 • 800.451.2709

LAND AUCTION
Quality Soils
Fulton Co., IN
15 miles SW of Rochester, IN

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				

AC63001504, AU08700434, AU11300081



278.5±
acres
Offered in 5 Tracts



Auction Managers:

Jim Hayworth • Jimmy Hayworth
888.808.8680 or 765.427.1913
auctions@schraderauction.com

www.SchraderAuction.com

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LAND AUCTION
Quality Soils
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15 miles SW of Rochester, IN

278.5±
acres

Offered in
5 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

**WEDNESDAY
DECEMBER 11**
AT 6:00 PM EASTERN
Held at Rochester Meats & Deli



LAND

15 miles SW of Rochester, IN

QUALITY SOILS AUCTION

Fulton Co., IN
WEDNESDAY, DECEMBER 11 AT 6PM EST

278.5[±]
acres

Offered in
5 Tracts



Tract 1

AUCTION LOCATION: Rochester Meats & Deli,
901 E. 9th Street, Rochester, IN.

PROPERTY LOCATION: From Rochester, IN take
SR 14 10 ½ miles west to SR 17, then go 4
miles south on SR 17 to CR 400S, then take
CR 400S 2 miles west to CR 1100W, go ¼ mile
south on CR 1100W to property.

TRACT DESCRIPTIONS:

Tract 1: A 58± acre parcel of land with approximately 52.52 acres
tillable. This tract has quality soils and frontage on CR 1100W.
CP21 Program: 4.6 Ac

Tract 2: This 96± acre tract of land with approx. 89.2 acres tillable.
This tract also has quality soils and frontage on CR 1100W.
CP21 Program: 4.5 Ac

Tract 3: A 117± acre tract of land with 96.8 acres tillable. This tract
has quality soils and frontage on CR 1100W and CR 475S.
CP21 Program: 10.9 Ac

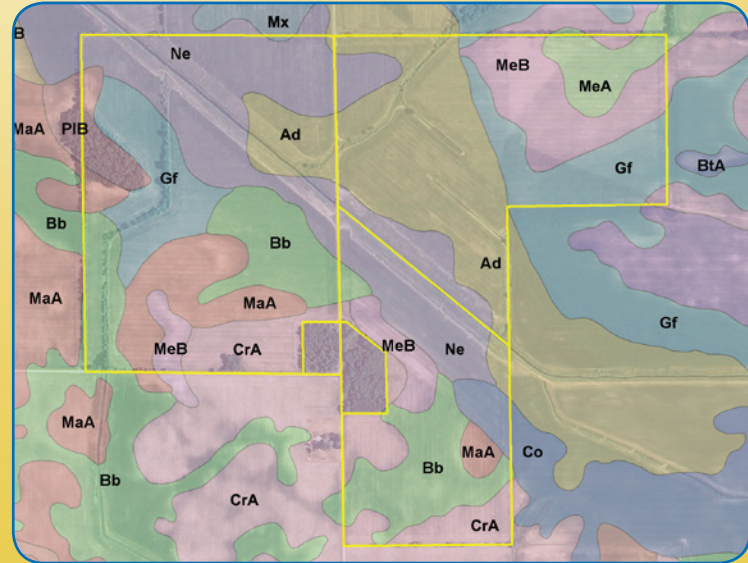
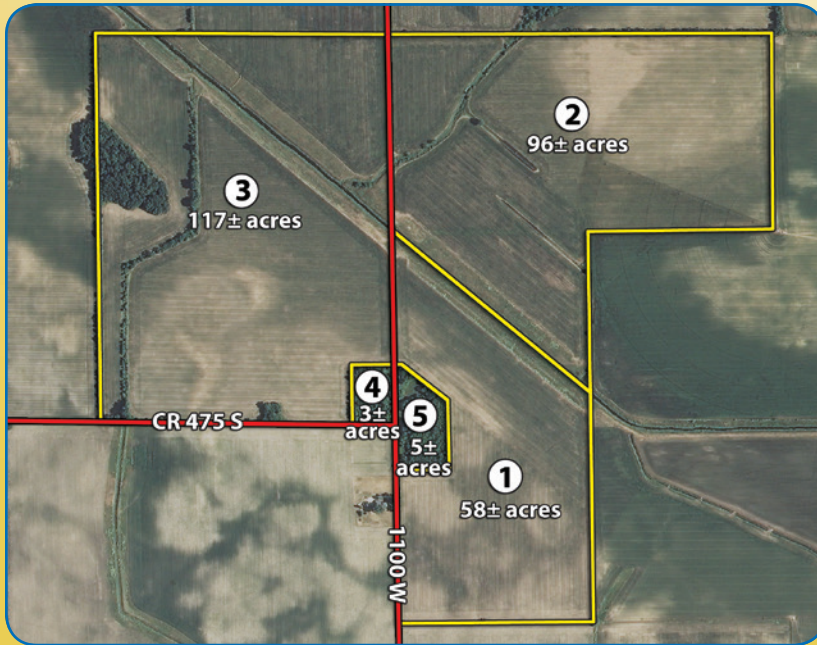
Tract 4: A 3± wooded parcel of land, possible building site
and frontage on CR 1100W & CR 475S.

Tract 5: This 5± wooded tract of land, possible building site
and frontage on CR 1100W.

REAL ESTATE TAXES: 2012 Payable 2013

Tracts 1, 2 & 5	\$2148.76/year
Mill Creek Conv.	\$33.26/year
Tracts 3 & 4	\$1700.12/year
Mill Creek Conv.	\$26.32/year

Note:
Tracts 1, 2 & 3
all have frontage
on Mill Creek.



Tract 2



Tract 4



Tract 5

Inspection Date:
Wednesday, November 13
3:00-5:00 PM Eastern

Owner: McClure Farms
Auction Managers:
Jim Hayworth • Jimmy Hayworth
888.808.8680 or 765.427.1913

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