

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 106.5 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.

DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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: Successful bidder(s) 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.

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

DEED: Sellers shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated on or before February 1, 2014.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller to pay taxes assessed 2013 payable 2014 to be credited at closing to Buyer. Taxes estimated at 3,772/yr.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreage.

FSA INFORMATION: Farm #4601, Tract #1368, Total 17.17 acres cropland. Wheat base of 8.4 acres with yield of 48 Bu. and Soybean base of 7.5 acres with yield of 27 Bu.

EASEMENTS: Sale of 7.5 acres with yield of 27 Bu. and Wheat base of 4.8 acres with 48 Bu.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and

its representatives are exclusive agents of the seller. 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 "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence liability for its accuracy, errors or omissions is assumed by the Sellers or 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 person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

East Central Indiana • Richmond

SCHRADER

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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				

Land Auction

East Central Indiana • Richmond

106.5± Acres

Offered in 3 Tracts

Wednesday, December 18 • 1:00PM

ACRES

- FEATURES**
- All Cropland
 - Adjoining Wayne Co. Fairgrounds
 - Adjoins Railroad in Development Area
 - Great Frontage • All Municipal Utilities Nearby
 - Top Soil Types of Treaty & Crosby loam
- Northwest Corner of Richmond
Adjoining Wayne County Fairgrounds

East Central Indiana • Richmond

Land AUCTION

106.5± ACRES

Wednesday, December 18

1:00PM

Northwest Corner of Richmond
Adjoining Wayne County Fairgrounds

Well Located Investment Cropland

AUCTION SITE: Wayne County 4-H Fairground, Kuhlman Center. 861 Salisbury Rd., Richmond, IN. From Hwy. 40 at Salisbury Rd. north 1 mile.

PROPERTY LOCATION: Northwest Richmond, IN. Corner of Salisbury Rd. and NW "L" St. Adjoining the 4-H Fairgrounds on the north side. Near I-70 Exit to Tom Raper RV. South to NW "L" Street then west.

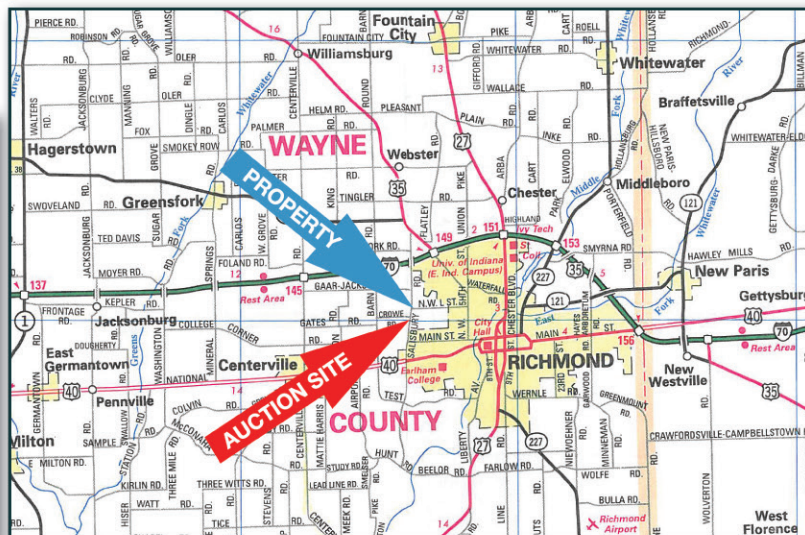
Tract Descriptions: All acreages are approximate.

TRACT 1: 19.3± ACRES all cropland. Approx. 442± ft. of frontage on NW "L" St. Good soil types and drainage. NW "N" St. stubbs into this tract. Zoned R-2.

TRACT 2: 55.2± ACRES all cropland. About 240± ft. of frontage on NW "L" St. Top soils and drainage. Good long time investment farmland with active railroad. Buy with Tract 1 for good size tract all in one field.

TRACT 3: 32± ACRES all cropland with installed gravel streets and electric intended for RV parking. 1,606± ft. of frontage on NW "L" St. Three paved entrances with security gates. Industrial type electric service.

All Tracts Zoned Residential (R-2) or Industrial (I-2)



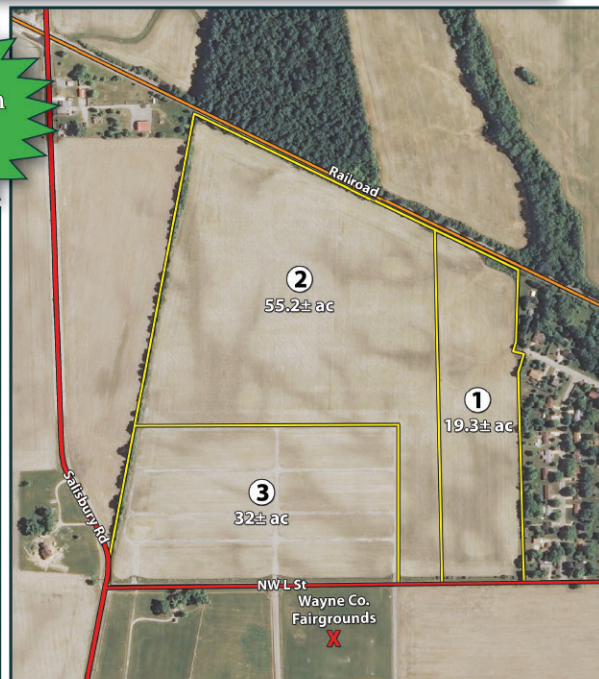
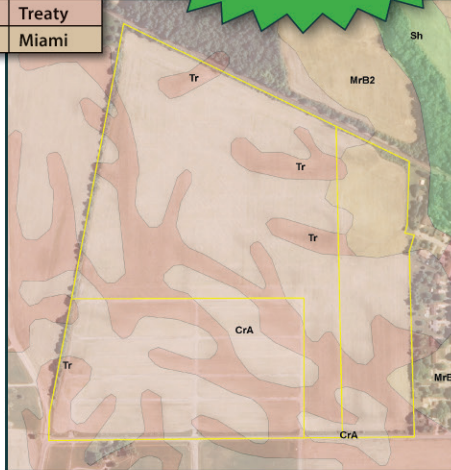
FEATURES

- All Cropland • Adjoining Wayne Co. Fairgrounds
- Adjoins Railroad in Development Area
- Great Frontage • All Municipal Utilities Nearby
- Top Soil Types of Treaty & Crosby loam

INSPECTION DATES:

Tuesday, December 10th
3:00 - 5:00 PM
Walk-over inspections are
welcome at your own risk.

SOILS	
Symbol	Name
CrA	Crosby
Tr	Treaty
MrB2	Miami



SCHRADER
Real Estate and Auction Company, Inc.

OWNER: Thomas R. Raper

Sales Manager: Steve Slonaker

765-855-2045 or 877-747-0212

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