

STUBEN CO., IN

- Productive, Tillable Farmland
- Good Drainage Outlets
- 1031 Exchange Opportunity
- Woods for Hunting
- Stuben Co., Indiana (Near Ohio & Michigan)

THURSDAY, FEBRUARY 13 • AT 6:00 PM

AUCTION

Offered in 4 tracts

176 acres



Schraderauction.com

| FEBRUARY 2014 | | | | | | |
|---------------|-----|-----|-----|-----|-----|-----|
| 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 | |



Auction Manager: Rick Williams
#AC63001504, #AU01005815, #AU10000259

260-417-2467

800-451-2709

Columbia City, IN 46725

P.O. Box 508, 950 N. Liberty Dr.



STUBEN CO., INDIANA



176 acres

Offered in 4 Tracts

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TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 4 individual tracts and any combination of tracts. There will be open bidding on all tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and tract combinations.

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 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 by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres except on Tract 4, if a new survey is determined to be necessary by the Seller. Tracts terminated to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

AGENCY: Schradar 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 Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance.

ORAL STATEMENTS. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for his or her own independent investigation, 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 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.



TRACT 1



TRACT 1



TRACT 2



TRACT 3

176 acres AUCTION

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STEBEN COUNTY, INDIANA (NEAR OHIO & MICHIGAN)

Auction Location:

FAIRVIEW MISSIONARY CHURCH, 525 E. 200 N., Angola, IN 46703 (at the intersection of S.R. 827 & 200 North)

Property Location:

From the intersection of U.S. 20/Old U.S. 27 (South Wayne St.) at the Circle in downtown Angola, IN, Go East on U.S. 20 approx. 6 miles to 600 E. Turn left (North) & go 3 miles to CR 200 N. Turn left (West) & go ½ mile to the property.

Tract Descriptions

TRACT 1: 78± ACRES with 46 acres of productive tillable cropland. This tract features excellent Whitaker loam & Rensselaer loam soils. This tract has a good drainage outlet via Pigeon creek in the Southeast corner. The balance of the acreage is in mixed hardwoods along with a 2 story farmhouse located along Ray Clark Road. Investigate the income potential of this tract.

TRACT 2: 40± ACRES with approx. 34 acres tillable & the balance in woods. The predominate soil types are Boyer-Ormas loamy sand, Rawson loam & Palms Muck. This tract features road frontage on both CR 200 N. & CR 550 E. This tract has a county regulated drain on it running parallel with CR 200 N.

TRACT 3: 46± ACRES with approx. 42 acres tillable with the balance in roads & woods. This tract has road frontage on both 200 N. & 550 E. Soil types include Glynwood silt loam, Morley silt loam, Rawson loam & Pewamo silty clay loam.

TRACT 4: 12± ACRES of wooded hunting paradise. Excellent Deer hunting tract. This tract also has a pond as well as ample road frontage on 200 N.

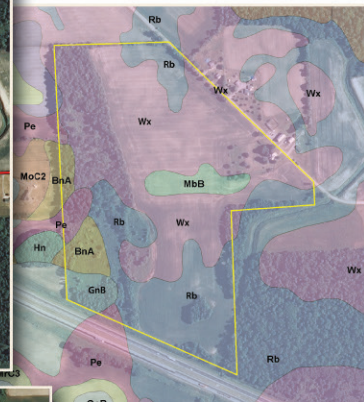
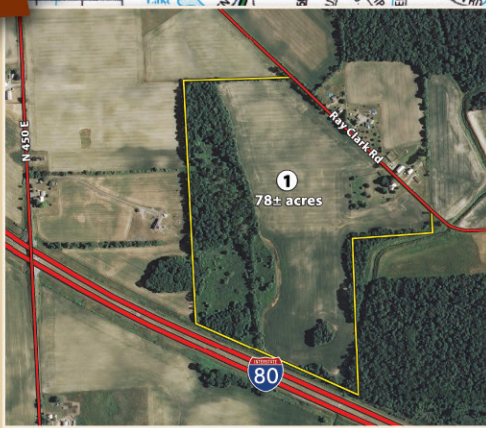
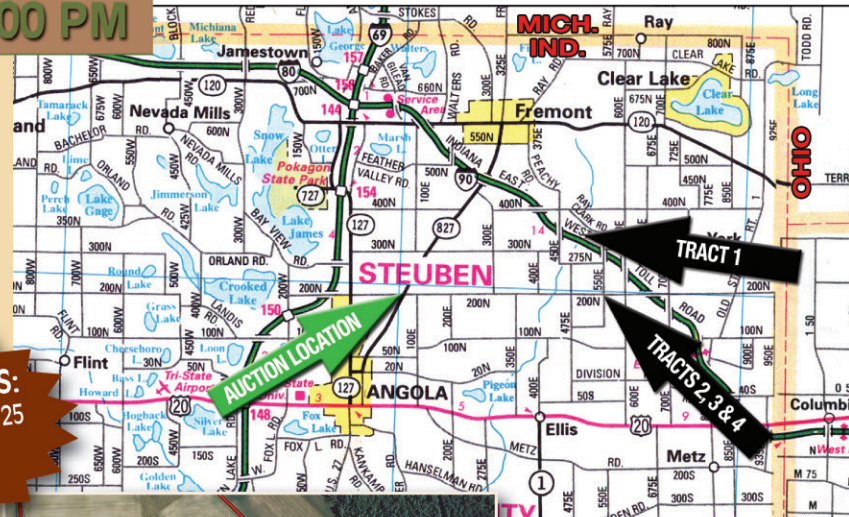
Note: Call Rick Williams at 260-417-2467 for the FSA, Drainage & Tax information.



EXCELLENT DRAINAGE VIA PIGEON CREEK

Seller: Joyce Covell Estate

INSPECTION DATES:
Saturday, January 11 & 25
9 a.m. - 12 Noon
Meet at Tract 3



SOIL MAP

| Soil Symbols | Name |
|--------------|---------------------------|
| BnA | Blout Silt Loam |
| BoC | Boyer-Ormas Loamy Sand |
| GnB | Glynwood Silt Loam |
| Gs | Granby Variant Loamy Sand |
| Hw | Houghton Muck |
| MbB | Martinsville Loam |
| Mrc3 | Morley Silty Loam |
| Pa | Palms Muck |
| Pe | Pewamo Silty Clay Loam |
| RaB | Rawson Loam |
| Rb | Rensselaer Loam |
| Wx | Whitaker Loam |

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Auction Manager:
Rick Williams
877-728-4735 (office)
260-417-2467 (cell)

