

Thursday, July 3 • 10am
SCHRADER
Real Estate & Auction Co., Inc.

- FEED MILL
- TILLABLE FARMLAND
- HOME
- 2 PONDS
- 27 MILES TO NEAREST SWINE FACILITY
- 10 MILES SOUTH OF TERRE HAUTE

Offered in 3 Tracts

60± Acres

SWINE OPERATION

REAL ESTATE AUCTION
 Near Farmersburg
 Vigo County, Indiana
 305 West State Road 246, Farmersburg, IN 47850



Vigo County, Indiana

Near Farmersburg

REAL ESTATE AUCTION

305 West State Road 246, Farmersburg, IN 47850

SWINE OPERATION

4,000 Head Finishers > 2,000 Head Nursery

- FEED MILL
- TILLABLE FARMLAND
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- 2 PONDS
- 27 MILES TO NEAREST SWINE FACILITY
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60± Acres

Offered in 3 Tracts



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JUNE 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
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		



AUCTION MANAGERS:
 Brad Horrell 812-890-8255 (cell)
 800-451-2709 (office)

950 N. Liberty Drive,
 Columbia City, IN 46725

SCHRADER
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REAL ESTATE AUCTION
 Vigo County, Indiana

60± Acres
 Offered in 3 Tracts

Thursday, July 3 • 10am

Auction will Be Held On Site.

Vigo County, Indiana

Near Farmersburg

REAL ESTATE AUCTION

Thursday, July 3 • 10am

PROPERTY LOCATION: 305 W St. Rd. 246, Farmersburg, IN 47850

Directions: From the junction of US Hwy 41 and State Road 246 (north of Farmersburg, IN) go west on State Route 246 2 miles to the property on the north side of the road.

AUCTION LOCATION: Auction will be held on site at 305 W St. Rd. 246, Farmersburg, IN 47850

OWNER'S STATEMENT: This farm has capacity to house 4000 butcher pigs and 2000 weaned pigs. In the last 24 months this farm produced and marketed 24,000 butchers from 12 lbs. to 267 lbs. We had an average daily gain of approximately 2.85 lbs. per head per day. All buildings are well maintained. There is an enclosed 25' truck scale that has state approval. We have a drive-over pit for easy dumping of feed ingredients. The mill can process feed with extreme accuracy and consists of a 34 ton bean meal tank, two bulk pre-mix tanks, and a 750 lb. pre-mixer on scales, Agtronix Feedpro weight-proportioned feed system. Two 10,000 bushel bins feed the mill with additional on-farm storage.

This hog facility was running at full capacity through the end of the first quarter of this year. All auger motors, stir fan motors, air bag motors, and exhaust ventilation fans were 100% functional at that time. All air bag curtains are controlled by Sechd controllers and there is a Phason staged environmental control, model SEC-HD.

The water source consists of two ponds which are slightly over two surface acres total. There is a well house at each pond and hydrogen peroxide pumps tied into each well.

TRACT 1: 38± Acres, fronting on St. Rt. 246 and Payne St. Improvements include:

Building 1: Finisher is approximately 40'x250' with an 8' deep pit, and it is divided into three rooms. It is chimney-type ventilated with 5' air bags on each side. It consists of stir fans, 36" Crystal Spring feeders, and swinging nipples. This barn consists of concrete pen partitions, solid rod gating, and embossed aluminum interior skin. When washed, it has the appearance of a brand new facility.

Building 2: Finisher is 40'x65' hairpin flush to a lagoon, chimney-type ventilated with stir fans, 36" Crystal Spring feeders, and swinging nipples and has embossed aluminum interior skin. Both finishers 1 and 2 are shingle-roofed and vinyl-sided.

Building 3: Finisher is 36'x228' with a 4' pit with pull the plug to a lagoon. The entire shell was remodeled in 2005. It has a flat ceiling with stir fans and 5' air bag curtains, 48" Crystal Spring feeders, swinging nipples and embossed aluminum interior skin. This barn has a painted metal roof.

Building 4: Is a nursery facility. It is 28'x120' with a mono-slop roof. It consists of an 8' and a 2' air bag curtain with stainless steel nursery feeders, and an infrared heating system. The flooring in this barn is round bar.

Building 5: Finisher is 34'x48' containing a 4' pit, its power ventilated facility with Raydot equipment and has Osborn feeders and swinging nipples.

Buildings 3, 4 & 5 are joined with a common elevated walk-way that is covered with a roof.

Building 6: Is a nursery facility. It is 34'x86' with a shallow, hairpin flush to a lagoon. It consists of some heated tri-bar flooring as well as some plastic-coated flooring. There are two heat exchangers in this facility, and all Raydot ventilation equipment. All heat exchangers, exhaust fans and inlets are in working order.

Building 7: Is a finishing unit. It is 56'x120'. It consists of chimney-type ventilation, 5' air bags on the southside and 4' air bags on the northside. It has embossed aluminum interior skin, stir fans, A.P. wet stainless steel feeders and nipples as well as wall adjustable nipples. This is a partially slatted facility.

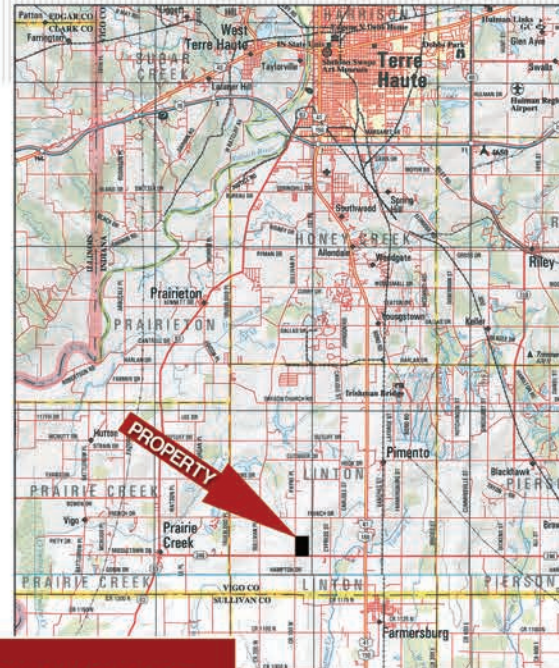
Building 8: Is a 28'x120' nursery facility. This nursery consists of heated tri-bar flooring, Raydot ventilation equipment, and Raydot heat exchanger.

Building 9: Shop, 72'x52', this multipurpose building has a heated shop with an office, a bath and shower, and a full kitchen. This facility has a 1500 square foot second floor, dry-walled and insulated.

Home: The residence on this property has three large bedrooms, one full bath, a separate kitchen and dining area, and a large living room. The bath and kitchen were remodeled in 2008. There are two bay windows, Amish made oak cabinets in the kitchen, solid oak doors, and a partial unfinished basement. The matching refrigerator, stove, and dishwasher were purchased in 2008 and will remain with the home. It has a detached, three-car garage.

Machine Storage Building: 35'x72' pole building with 2 machine doors, metal siding and gravel floor.

Open Face Building: 32'x70', 3 open bay machine storage and enclosed heated shop area.



INSPECTION DATES:
Friday, June 6 • 10AM - Noon
Friday, June 13 • 10AM - Noon



TRACT 2: 2± Acres fronting St. Rt. 246. This tract is fenced and improved with a barn measuring approximately 48'x48'. Built specifically for 4-H animals it includes a large loft, tack room, multiple stalls and a climate controlled room. The exterior has gray metal siding with a matching shingle roof.

TRACT 3: 20± Acres fronting Payne Street. Mostly tillable with productive soils. There is a pole building ideal for machine or hay storage.



INFORMATION BOOK: For booklet containing IDEM Permit, Soil Maps, Tax Information, Photographs and other displays contact the Auction Company.



OWNER: Doug Richardson
AUCTION MANAGER:
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800-451-2709 www.schraderauction.com



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must register 1 week in advance of the auction to bid online. For info. on registering, call Kevin Jordan at Schrader Auction Company - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 thru 3 will be offered in individual tracts, in any combination of these 3 tracts, or as a total 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. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 6% Buyer's Premium will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to determine the total contract purchase price.

DOWN PAYMENT: 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

APPROVAL 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 auction bids are subject to the acceptance or rejection by the Seller and subject to acceptance by the United States Bankruptcy Court.

DEED: Seller shall convey by Warranty Deed.

EVIDENCE OF TITLE: The Owner agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior

to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession shall be granted at the time of closing for all real estate except the house where possession shall be granted 60 days after the date of closing and the tillable farmland where possession shall be granted immediately upon completion of fall crop harvest.

MINERAL RIGHTS: Seller shall convey 100% of their mineral rights.

REAL ESTATE TAXES: Seller shall pay the real estate taxes assessed against the property for the first part of 2014, pro-rated on a calendar year basis to the date of closing.

ACREAGE AND SURVEY: The Seller shall determine weather to convey title by current legal description or to survey the property. Any need for a new survey shall be at the Seller's sole discretion. Seller and Buyer shall each pay half (50/50) of the survey cost. The type of survey performed shall be at the Seller's option and sufficient for providing merchantable title. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

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. An inspection date has 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. **AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

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.