

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 1 individual tract as a total 140.15± acre unit.

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.

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 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 10 days from delivery of marketable title. Closing on or about October 10, 2014 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Sellers.

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

POSSESSION: Possession shall be given at closing. Current tenant shall retain all rights to the 2014 crop, including the right to harvest the crop and enter upon the land for this purpose. Once the 2014 crop has been removed in it's entirety, immediate access shall be granted to the Buyer(s).

REAL ESTATE TAXES: Property taxes will be prorated to date of closing using the most recent tax statements available. Buyer shall assume any Ditch Assessments due in 2015 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 Putnam County FSA Office shall make all acreage and base yield determinations.

EASEMENTS: Sale of the property is subject to any and all easements of record.

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

SURVEY: Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Sellers. 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, if a new survey is determined to be necessary by the Sellers.

AGENCY: Schrader Real Estate and 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 Sellers 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 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 the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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
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SEPTEMBER 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	29	30				

OWEN & PUTNAM COUNTY, IN

140.15±
acres

• 65.33± TOTAL TILLABLE ACRES

• Less than 1 mile from Cagles Mill Lake / Richard Lieber State Park

• Large Wooded Tracts for Hunting



ONLINE BIDDING AVAILABLE

Land
AUCTION

WEDNESDAY, SEPTEMBER 10 • 1pm (EST)

at the Dixie Chopper Hotel & Conference Center, Greencastle, IN

SCHRADER
Real Estate and Auction Company, Inc.

140.15± acres Land AUCTION

WEDNESDAY, SEPTEMBER 10 • 1pm (EST)

AUCTIONEER'S NOTE:

This property has potential for future building sites as well as tillable farmland in immediate proximity of near by State Parks.

FARM LOCATION: 12 miles South of Greencastle • 40 miles West of Indianapolis • 25 miles East of Terre Haute

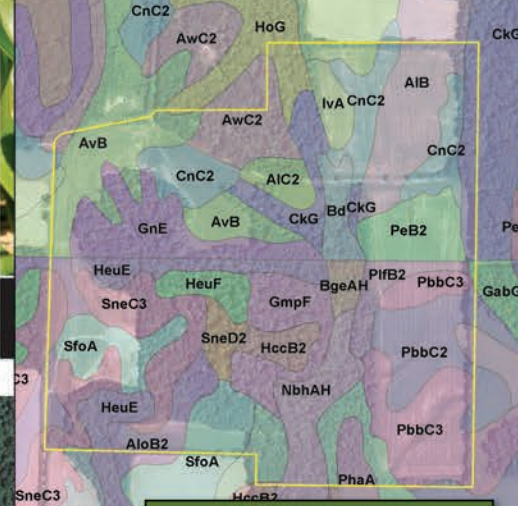
DIRECTIONS TO FARM: From the intersection of Interstate 70 & Highway 243 travel south 1.5 miles to CR 1050S, turn right (west) and follow 1.75 miles to CR 300W, turn left (south) and follow .65 miles to Ivanwald Dr., turn right (west) and follow 1 mile until road changes into CR 375W, continue 1.75 miles (across Dam) to CR 1300S, turn right (west) and farm is located .25 mile ahead. CR 450W & CR 1300S wrap around farm. Watch for Schrader Auction Signs.

AUCTION LOCATION: Dixie Chopper Hotel & Conference Center, 102 Ballard Lane, Greencastle, IN 46135. From downtown Greencastle

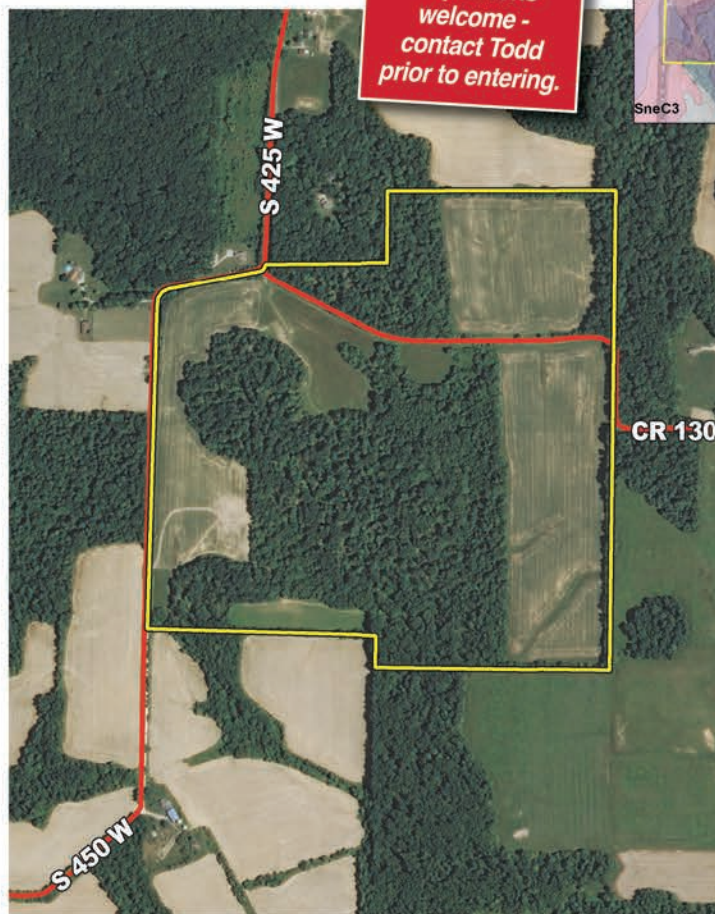
travel east on Washington St. which turns into Indianapolis Rd. approximately 2.5 miles to Ballard Lane. Then turn south on Ballard Lane. Conference Center is located at the Putnam County Airport.



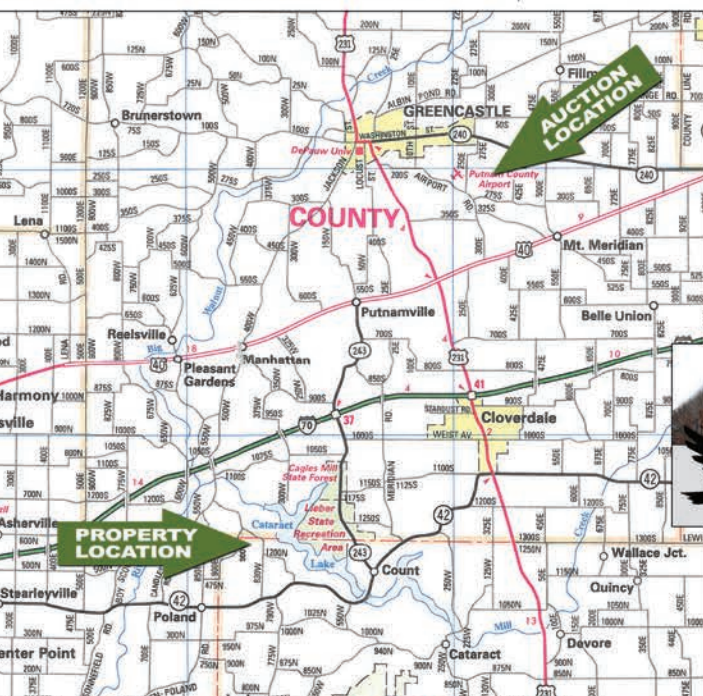
INSPECTION DATES:
Walk over inspections welcome - contact Todd prior to entering.



SOIL TYPES	
Code	Soil Description
PbbC3	Parke silt loam, 6-12% slopes
CnC2	Cincinnati silt loam, 6-12% slopes
AvB	Ava stil loam, 1-4% slopes
AIB	Alford silt loam, 2-6% slopes
PbbC2	Parke silt loam, 6-12% slopes
PeB2	Park silt loam, 2-6% slopes
SfoA	Shakamak silt loam, 1-3% slopes
SneC3	Solsberry silt loam, 6-12% slopes
AloB2	Ava silt loam, 2-6% slopes
IvA	Iva silt loam, 0-2% slopes
PifB2	Pike silt loam, 2-6% slopes
CkG	Chetwynd silt loam, 25-50% slopes
GnE	Gilpin silt loam, 15-25% slopes
AIC2	Alford silt loam, 6-12% slopes



TRACT 1: 140± acres - 65.33 tillable acres with over 4800' of road frontage.



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.

OWNER: ESTATE OF FRED NICHOLLS JR., Jeffrey Boggess Personal Representative

CALL **1-800-451-2709** WITH QUESTIONS OR CALL AUCTION MANAGER.
AUCTION MANAGER: Todd Freeman, 765-414-1863 (cell), 765-379-3567 (office)

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