

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts. Any combination of tracts and as a total 72± 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: Equal to ten percent (10%) of the high bid amount, shall be due immediately after the bidding concludes. Personal checks will be acceptable for the down payment. The remainder of the purchase price shall be paid in cash at closing. The Buyer's obligation to purchase the property shall not be subject to any contingency relating to the buyer's ability to obtain a loan or other financing from a third party.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a warranty 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: At each closing, Owner shall furnish at Owner's expense: (i) a warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the Purchase Documents ("Permitted Exceptions"); and (ii) an owner's title insurance policy in the amount of the purchase price insuring marketable title to the Real Estate, subject to all standard requirements, conditions and exceptions, and subject to the Permitted Exceptions. Prior to the Auction, Auction Company is authorized to order, on Owner's behalf, a preliminary title insurance commitment or other preliminary evidence of title to be made available for review by prospective bidders prior to bidding.

CLOSING: The Purchase Documents will target a closing date between December 15, 2015 and December 31, 2015 at the office of the title company preparing the preliminary title insurance schedules. The title company's fee for administering closing will be shared 50:50 between Buyer and Seller.

POSSESSION: Possession of the Real Estate shall be delivered at closing subject to removal of the 2015 crop.

REAL ESTATE TAXES: Buyer will assume and pay all taxes due May 2017 and thereafter. Seller will pay 2015 due 2016 taxes. Taxes for the 2014 pay 2015 were approx. \$1951.04 with \$594.41 due in Annual Conservancy assessment.

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

FARM PROGRAM INFO: Farm #715, Tract 1401, PLC com yield of 161 and soybeans at 39. Bases: Corn 11.5, Soys 11.4 acres.

SURVEY: If any tract or combination is sold which cannot be conveyed using existing legal description(s), one or more new surveys will be provided as required by law to complete the transaction. Otherwise, a new survey will be provided only as deemed necessary or appropriate in Owner's sole discretion. If a new survey is provided: (i) the survey will be ordered by Auction Company and will be sufficient for the purpose of recording the conveyance, but the type of survey shall otherwise be determined solely by Owner; (ii) the survey costs will be shared equally (50:50) by Seller and Buyer; and (iii) the purchase price will be adjusted to reflect any difference between advertised and surveyed acres unless the purchase price includes substantial improvements.

PLANNING APPROVAL: The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require 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 46725

877-747-0212

Auction Managers: Mark Smithson & Steve Slonaker

AC65001504, AU10100108, AU19300120

www.SchraderAuction.com



NOVEMBER 2015						
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					

EAST CENTRAL IN.

HENRY CO.
Near New Castle

AUCTION 72± Acres

Offered in 3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

Productive Tillable Farmland
Frontage on Hillsboro Lake
Great Location for your Lake House
A Hunter's Paradise



ONLINE BIDDING AVAILABLE

Thursday
November 12th • 6pm
At Henry County Fairgrounds -
W.G. Smith Building

877-747-0212 • www.SchraderAuction.com

Henry County

LAND AUCTION

72± Acres

Offered in 3 Tracts

Thursday November 12th • 6pm

*Just 1 mile Northeast of New Castle
Convenient to New Castle and Muncie*

PROPERTY LOCATION: From SR 38/SR 103 intersection: Travel north on SR 103 1½ miles to CR 150 North, then turn right (east) for ¾ miles to the property. Property frontage also on Hillsboro Rd. and CR 200 North. All in Section 1, Henry Township, S1, T17N, R10E, Henry County.

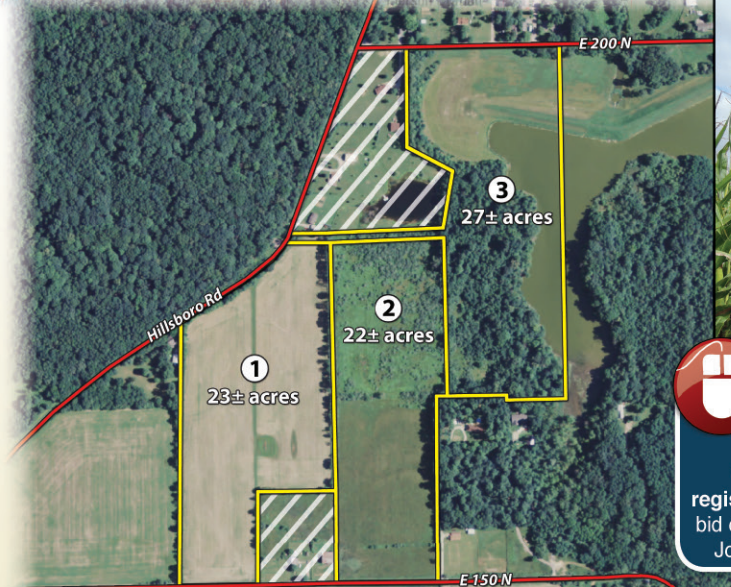
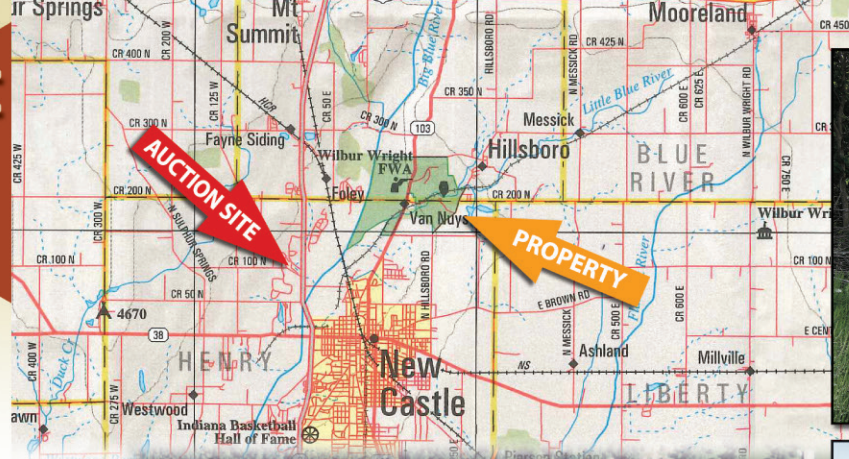
AUCTION LOCATION: Henry County 4-H Fairgrounds – W.G. Smith Building, 2221 N Memorial Dr, New Castle, IN. 1 mile north of the intersection of SR 3 and SR 38 on the north side of New Castle.

TRACT DESCRIPTIONS:

TRACT 1: 23± ACRES. All tillable, this productive tract has about 394' of frontage on CR 150N and about 744' of frontage along Hillsboro Rd.

TRACT 2: 22± ACRES. All tillable with approximately 520' of frontage on CR 150N. Perfect to combine with Tract 1 for more tillable acreage.

TRACT 3: 27± ACRES. Very appealing mostly wooded parcel – a great spot for your cabin in the woods. Has about 5 acres of water on Hillsboro Lake. Has about 805' of frontage on CR 200N and also accessed via 50' of owned frontage along Hillsboro Rd.



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.

INSPECTION DATES:

Saturday, Oct 17 • 9-11 am
Saturday, Oct 24 • 9-11 am
Thursday, Nov 12 • 3-4 pm
(day of sale)



SELLER: Keith and Joni Krieger
SALE MANAGERS:
Mark Smithson 765-744-1846 and
Steve Slonaker 765-969-1697



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