

AUCTION TERMS & CONDITIONS

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL 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. **Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.**

DEED: Sellers will provide a warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing on non-tillable land and after harvest of crops.

REAL ESTATE TAXES: Taxes shall be pro-rated to day of closing

DITCH ASSESSMENTS: The Buyers shall pay the 2013 ditch assessments. **SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **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.** The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

REAL ESTATE 155± Acres Offered in 4 Tracts AUCTION

Peru, Indiana

Follow us on:



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| 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 | | | | | |

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGER:

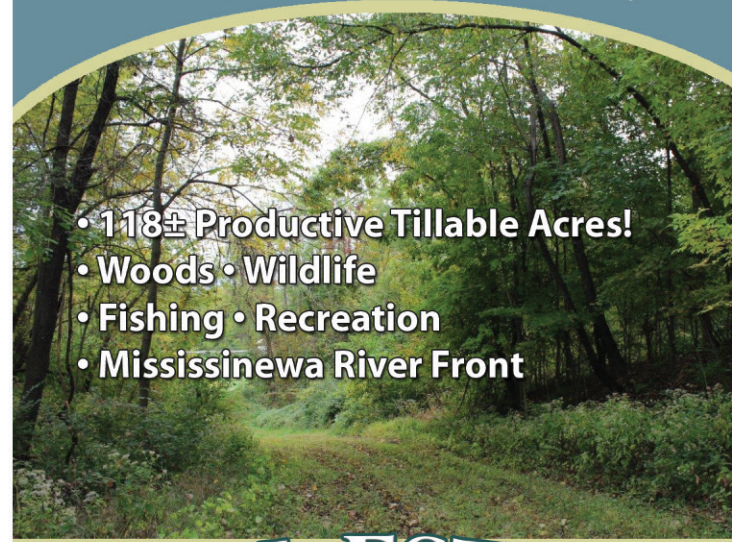
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Peru, Indiana • Miami County



- 118± Productive Tillable Acres!
- Woods • Wildlife
- Fishing • Recreation
- Mississinewa River Front

REAL ESTATE 155± Acres Offered in 4 Tracts AUCTION

Monday, November 23
at 6:00 pm



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION

155± Acres

Offered in 4 Tracts

Monday, November 23 • 6:00 pm

Peru, Indiana

Miami County • Washington Township

PROPERTY LOCATION: From the intersection of SR 19 and SR 124 in Peru turn east on SR 124 travel 2.5 miles to CR 300 E or 10 miles west of SR 13 on SR 124. Tracts 1, 2 & 3 on 300 E / Tracts 3 & 4 on SR 124 east of 300 E.

AUCTION LOCATION: At Rock Hollow Golf Club Pavilion, 669 S 250 W. Peru, Indiana. West of Peru on Logansport Road to CR 250 W turn north ¼ or south of US 24 on US 31 ½ mile to Blair Pike Road turn east 1/4 to CR 250 W turn south ¾ mile.

TRACT INFORMATION

TRACT #1: 57± ACRES. Approximately 51± productive, tillable acres. Approximately 6± acres wooded and pasture with entrance to tillable land. Excellent potential building site, approximately 380'± of road frontage on CR 300 E.

TRACT #2: 20± ACRES of mostly wooded land, hunting, recreation and a great potential secluded building site. Approximately 990' of road frontage on CR 300 E. Young walnut grove and many mature trees.

TRACT #3: 75± ACRES. Approximately 67± productive, tillable acres with road frontage on CR 300 E' and SR 124. This tract has approximately 1100' of Mississinewa River frontage great for hunting, fishing and recreation.

TRACT #4: 3± ACRES. Own your own private wooded Mississinewa River front retreat, hunt, fish and camp. This is not a buildable site, a great weekend or recreational getaway with approximately 1000' of river frontage.

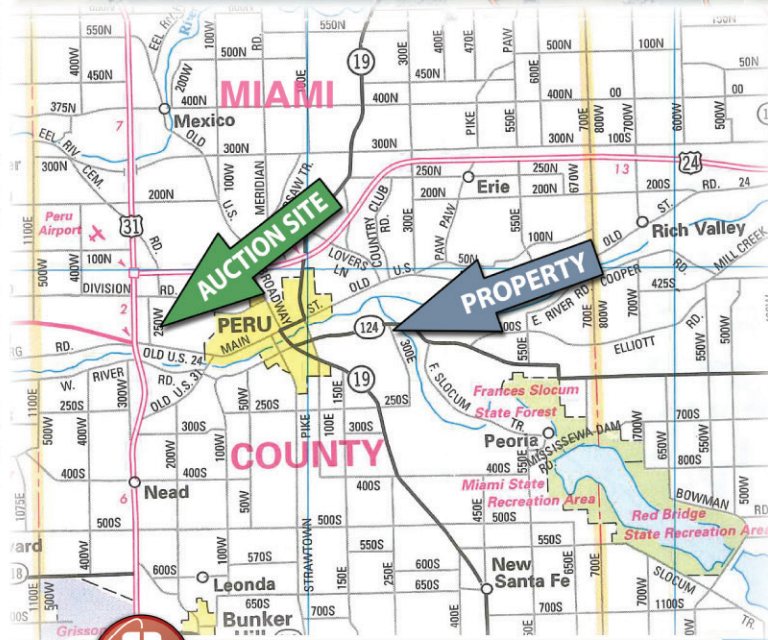
OWNER: Joyce Leedy

SALE MANAGER: Gary Bailey 1-800-659-9759

Email: gary @GaryBaileyAuctions.com

www.GaryBaileyAuctions.com

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INSPECTIONS:
Call the sale manager for private inspections.



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.

Bid your price on your choice of any tract, any combination of tracts or buy the entire Property!