

CLYMERS, INDIANA  
S.W. OF LOGANSPORT  
FRONTAGE ON SR 25

# MAJOR INDIANA FARMLAND AUCTION CARROLL & CASS COUNTIES

Mostly Cropland Acres  
Productive Soils  
Investment Potential  
Tracts from 28 to 107 Acres



**366±  
Acres**  
Offered in 6 Tracts



ONLINE BIDDING AVAILABLE

## MONDAY, JULY 1 • 6PM

Held at Angie's Place - Logansport, IN

*Bid your price on the tract or combination of tracts that fit your needs!*

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800.451.2709  
SchraderAuction.com

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JULY 2013



SCHRADER REAL ESTATE & AUCTION CO., INC.  
950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709  
#AC63001504 #AU01005815

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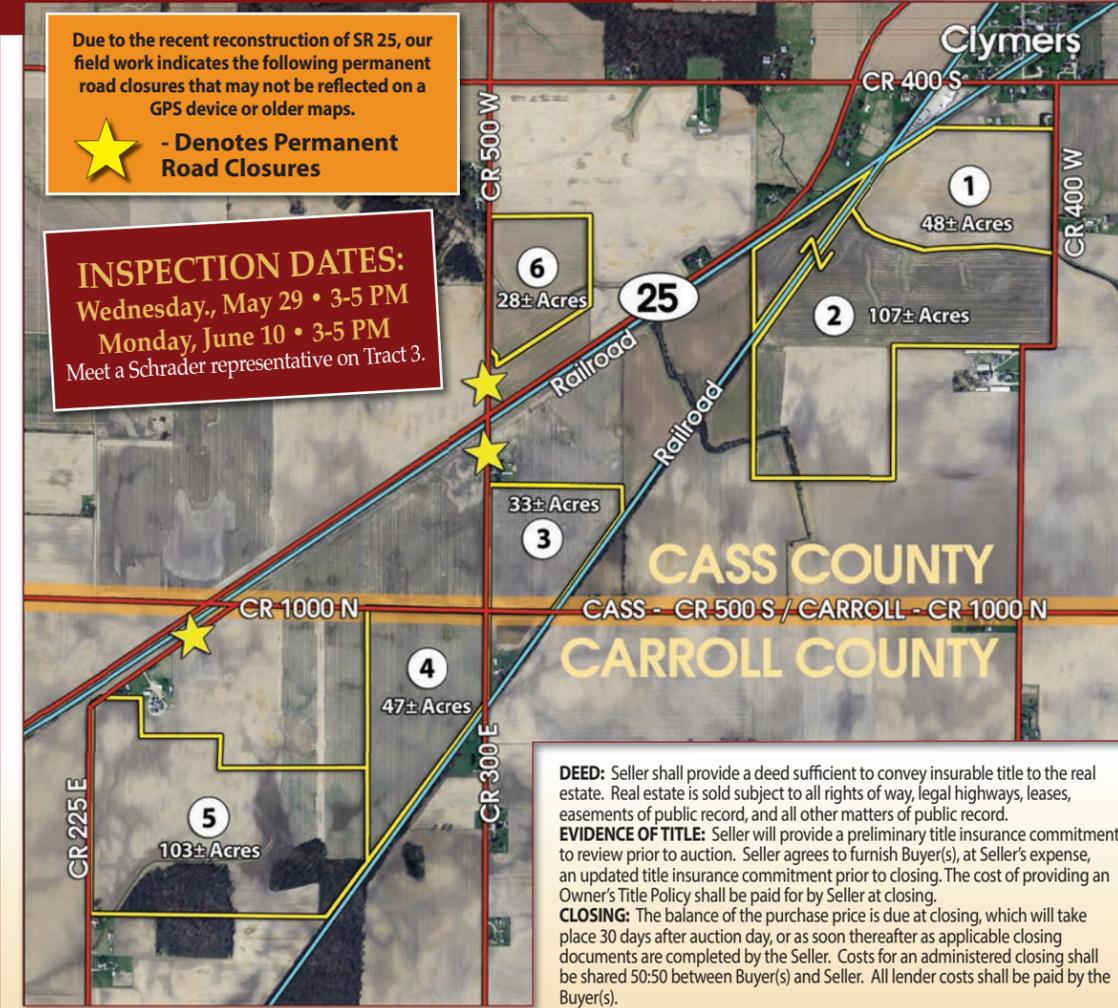
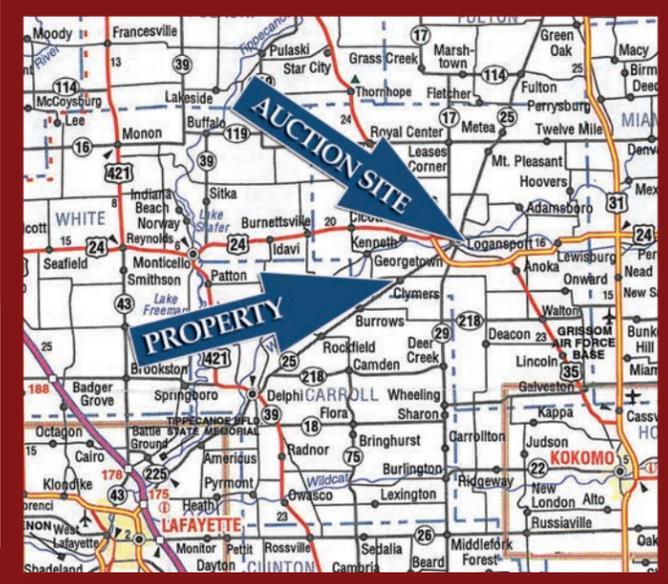
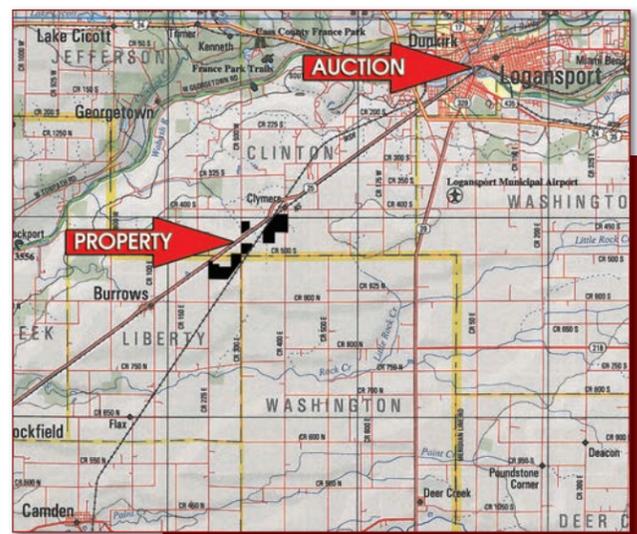
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#### TRACT DESCRIPTIONS

- TRACT 1: 48± acres** - 44.48 tillable acres located on CR 400E in Cass Co. 1/4 mile south of Clymers. Tract features over 1100 feet of frontage off 400E, nice open ditch on south side of tract. Soils are Fincastle and Cyclone.
- TRACT 2: 107± acres** - 104.90 tillable acres located on CR 400E in Cass Co. less than 1/2 mile south of Clymers. Tract has approximately 1125 feet of frontage off 400E, open ditch on north side of tract. Soils are Fincastle and Cyclone.
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**EASEMENTS:** Subject to any and all existing easements.

**BUYER'S PREMIUM:** A Buyer's Premium of 2% will be charged to the Buyer. The Buyer's Premium shall be added to the high bids to obtain the Total Contract Purchase Price.

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**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**OWNER:** Proventus II LLC or its affiliated or related entities.

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 366± acres. 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 in the auction.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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.

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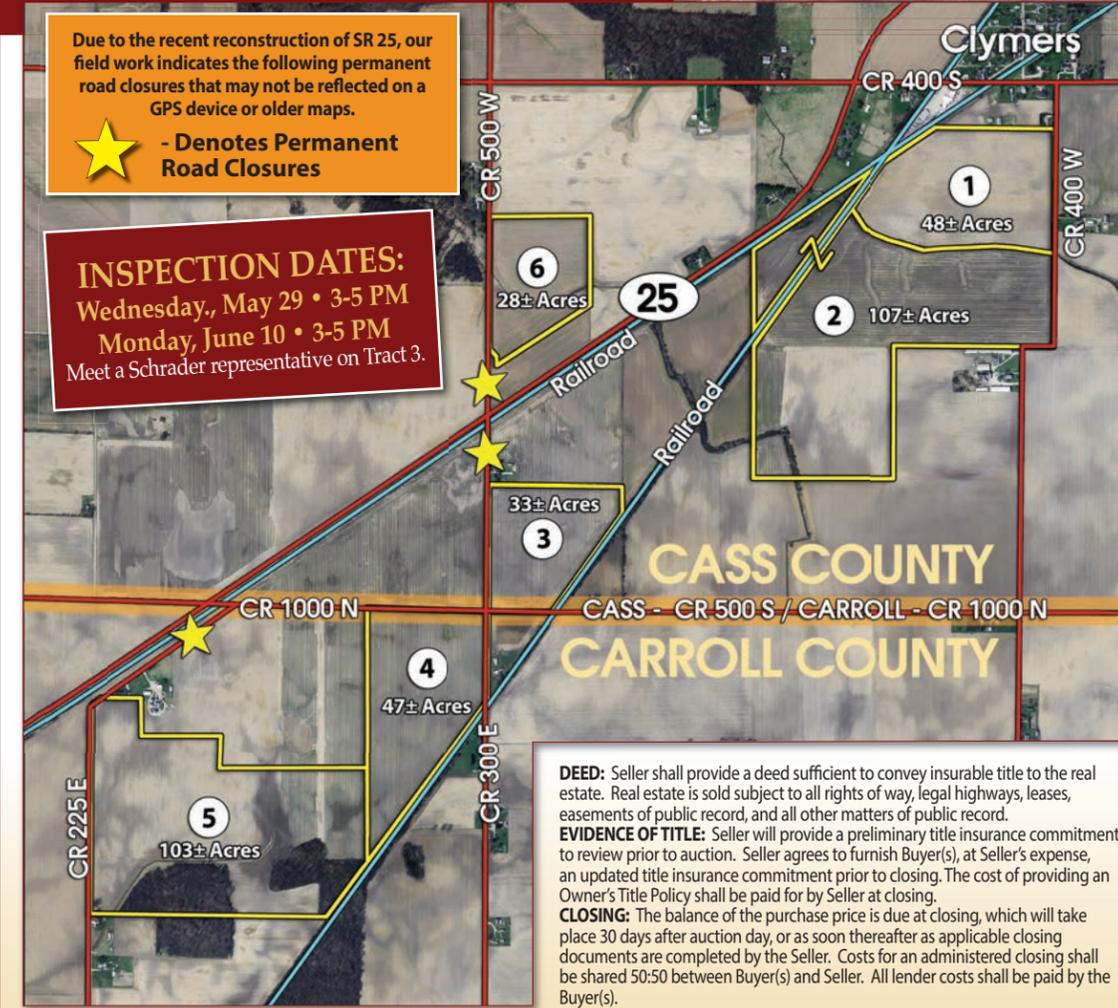
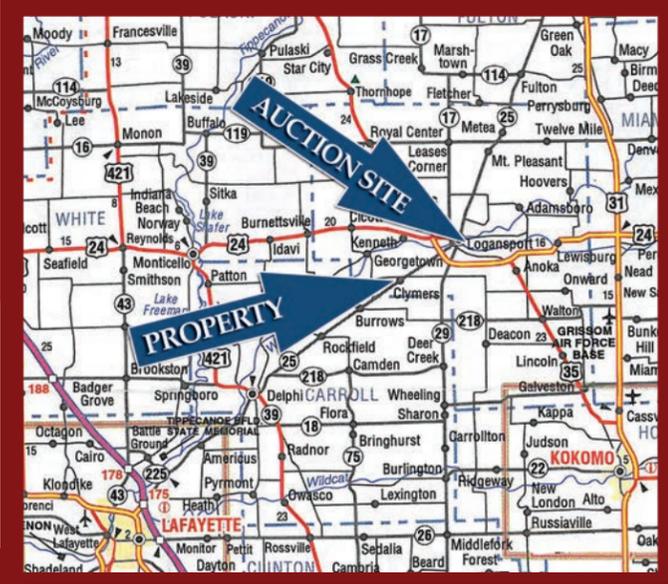
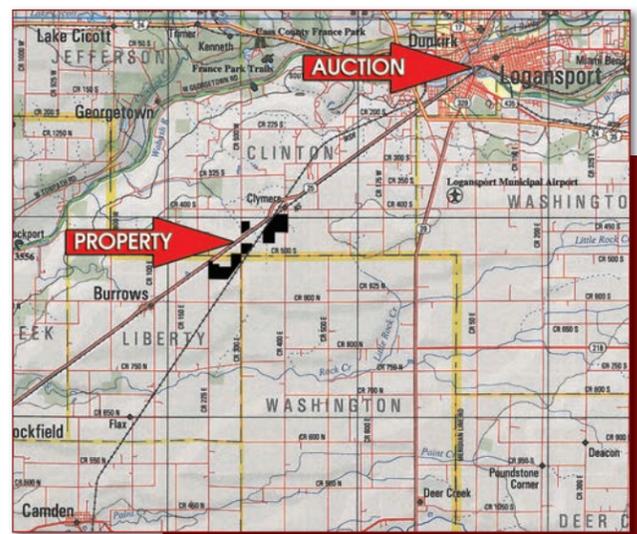
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