

BUFFALO, INDIANA • WHITE COUNTY

LAND AUCTION

121± ACRES

Offered in 3 Tracts

Monday, September 22 • 6pm Eastern

AUCTION LOCATION: Best Western Plus Brandywine Inn & Suites - Meeting Center, 304 South 6th Street, Monticello, IN. At the intersection of US 24 and South 6th Street (Hubbard GM on southwest corner), take South 6th Street approximately 1/4 mile south to auction site.

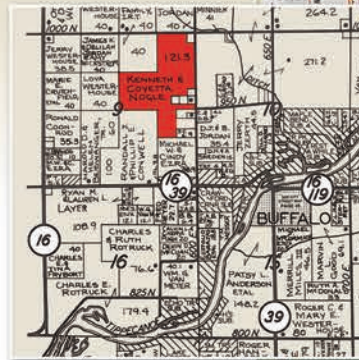
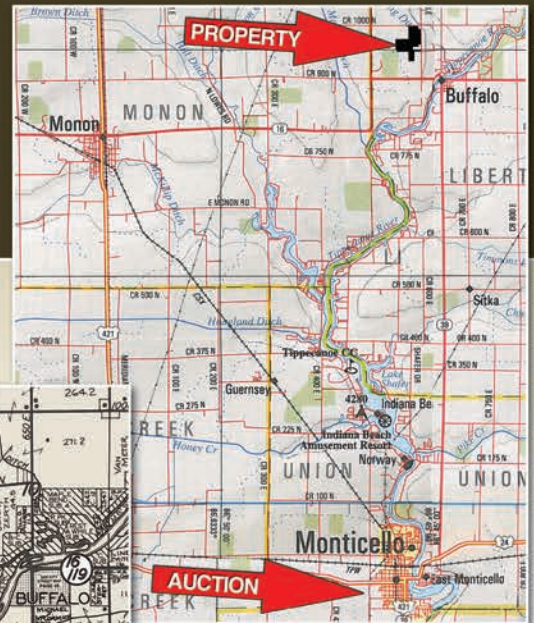
PROPERTY LOCATION: From the junction of SR 39 and SR 16 (west of Buffalo) take SR 16 & SR 39, 1 mile east to N. West Shafer Dr. (600 E.), then take N. West Shafer Dr. (600 E.), 1/2 mile north. The property will be on west side of N. West Shafer Dr. (600 E.)

TRACT DESCRIPTIONS:

TRACT 1: 66.2± acre parcel of land with quality soils, and frontage on N. West Shafer Dr. (600 E.) and 1000N. This tract has a high % of tillable land. Also, this tract has 12.9 acres in CRP program which will expire on 9/30/14.

TRACT 2: 15± acre tract of land with quality soils and 13.39 acres tillable (per FSA). This tract has an owned access out to N. West Shafer Dr. (600 E.). Also, the property owners of the west two lots on the north side of this access road have access easement for ingress and egress.

TRACT 3: "Swing Tract". 40± acre parcel of land with quality soils, and mostly all tillable land. Note: this tract must be purchased by an adjacent land owner or in combination with Tract 1.



2013-2014 R.E. Taxes	Ditch Tax
Tract 1: \$1071.88/year	\$66.22/year
Tract 2: \$184.44/year	
Tract 3: \$705.18/year	\$25.00/year

FSA INFORMATION	
TRACTS 1 & 3	TRACT 2
FARM #4215 - TRACT 1459	FARM #4215 - TRACT 13101
Cropland 103.82 Acres*	Cropland 13.39 Acres
Note: the 12.9 Acres in CRP are included in the cropland acres	
BASE	BASE
Wheat 13.8 Acres	Wheat 2.3 Acres
Oats 1.4 Acres	Oats .3 Acre
Corn 26.8 Acres	Corn 4.4 Acres
Soybeans 42.6 Acres	Soybeans 6.4 Acres
* FSA shows 104.99 cropland acres which includes a field of 1.17 tillable acres that is not part of auction property.	



INSPECTION DATES:

Thursday, August 21st • 4-6 PM Eastern
Tuesday, September 9th • 4-6 PM Eastern
Meet a Schrader Representative at Tract 1.

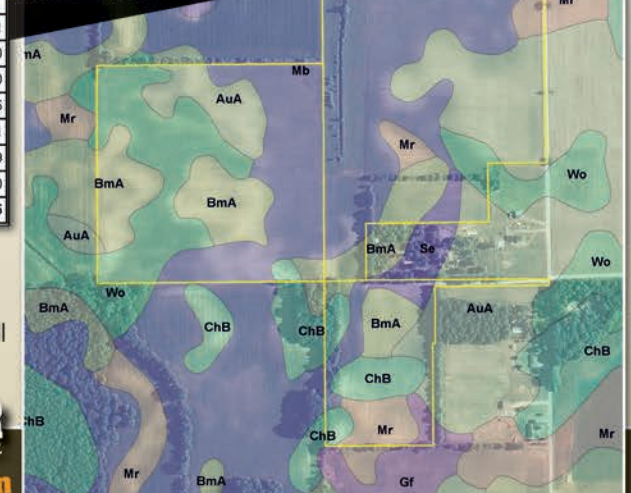


ONLINE BIDDING AVAILABLE

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 Company - 800-451-2709 or kevin@schraderauction.com.

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Mb	Maumee loamy fine sand	51.86	42.6%	133	4.5	8.7	28	54
AuA	Aubbeenaubee fine sandy loam, 0 to 1 percent slopes	18.35	15.1%	150	5	9.9	49	68
BmA	Brems loamy fine sand, 0 to 2 percent slopes	16.70	13.7%	90	3	5.9	32	41
Wo	Wolcott clay loam	13.85	11.4%	175	5.8	11.6	49	70
Rg	Rensselaer loam, sandy substratum	8.55	7.0%	175	5.8	11.6	49	70
Mr	Morocco fine sand	4.94	4.1%	100	3.3	6.6	28	45
ChB	Chelsea fine sand, 2 to 6 percent slopes	4.84	4.0%	90	3	5.9	32	41
Se	Seafeld fine sandy loam	1.72	1.4%	130	4.3	8.6	37	59
Gf	Gilford fine sandy loam	0.85	0.7%	149	5.9	10.7	34	60
Weighted Average				134.4	4.5	8.8	35.9	56.5

SOILS MAP



OWNER: Candance T. Nogle-Frank

AUCTION MANAGERS:

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Jimmy Hayworth



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