

NOTE: A new 2014 survey has been completed and will be provided by the Seller.

AUCTION PROCEDURE:

Make your best bid with your best price and terms. **NOTE: Land contract terms will be considered. 10% of the bid price will be required as earnest money within 48 hours of notification of the winning bid.** A personal check, corporate check, cash, or cashier's check will be acceptable as payment, and must be immediately negotiable. Checks are to be made payable to: Schrader Real Estate and Auction Co., Inc. and be held in escrow until closing. Place your bid in an envelope with your name, address, phone, and e-mail if available. Mail or hand carry

your bid to: Schrader Real Estate and Auction Co., Inc., P.O. Box 508, 950 North Liberty Drive, Columbia City, IN 46725. Bids must be received no later than 12:00 noon on Monday. Mark the back of your envelope with the words "Custer Sealed Bid." Information sheets will be available on line at www.SchraderAuction.com at the site in a brochure 'mail box' located at the entrance of the property on the west end of Clark Street, or you may contact the auction manager Dennis Bennett at 260-433-2159 or the Schrader office at 1-800-451-2709. Good luck!



P.O. Box 508, 950 N. Liberty Dr.

Columbia City, IN 46725

260-244-7606

800-451-2709

#AC63001504, #AU01005815, #AU19900133

Auction Manager:

Dennis Bennett, AARE, CES, MPPA

260-433-2159 • 260-657-5936

Follow us on:

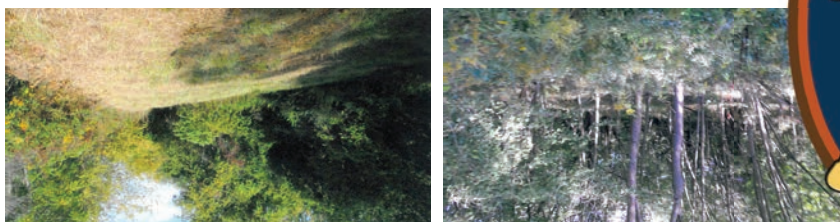


SchraderAuction.com



SCHRADER Real Estate and Auction Company, Inc.

Sealed Bid AUCTION



Gassett, Indiana

Sealed Bid AUCTION

MONDAY, OCTOBER 27 • Bids open at 12 Noon



Garrett, Indiana

Sealed Bid AUCTION

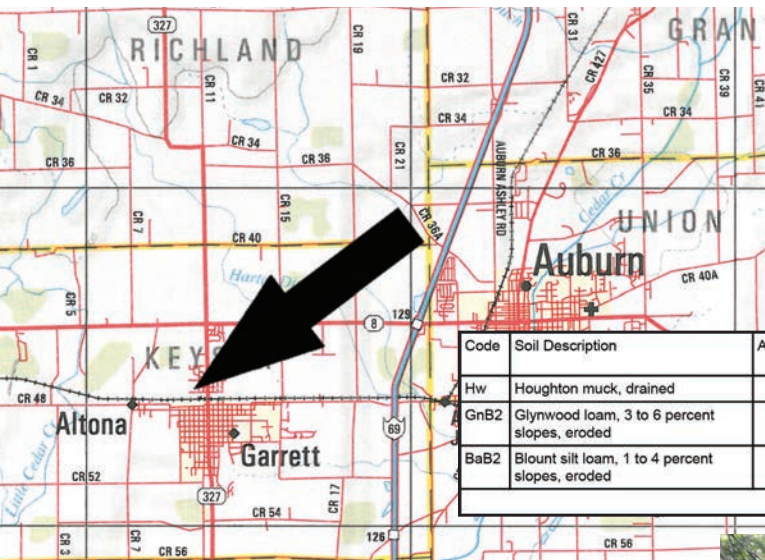
MONDAY, OCTOBER 27 • Bids open at 12 Noon

A rare find!

- Located in Garrett, Indiana, north of the railroad tracks, just west of 327.
- Rolling, wooded, secluded residential building site with city utilities nearby. City will bring sewer and water to the property line.
- Zoned agricultural within the city limits of Garrett.
- Borders a City Park to the west.
- Best of both worlds: Woods (with hundreds of wild red bud trees), seclusion, and small town living with low Dekalb County taxes.
- Just minutes from I-69 and north Fort Wayne Medical Community, Auburn, Angola, Laotto and Churubusco are just a few miles away.

WALK-OVER INSPECTIONS ARE AT ANY TIME WITH NOTIFICATION OF AUCTION MANAGER.

Please - no ATVs

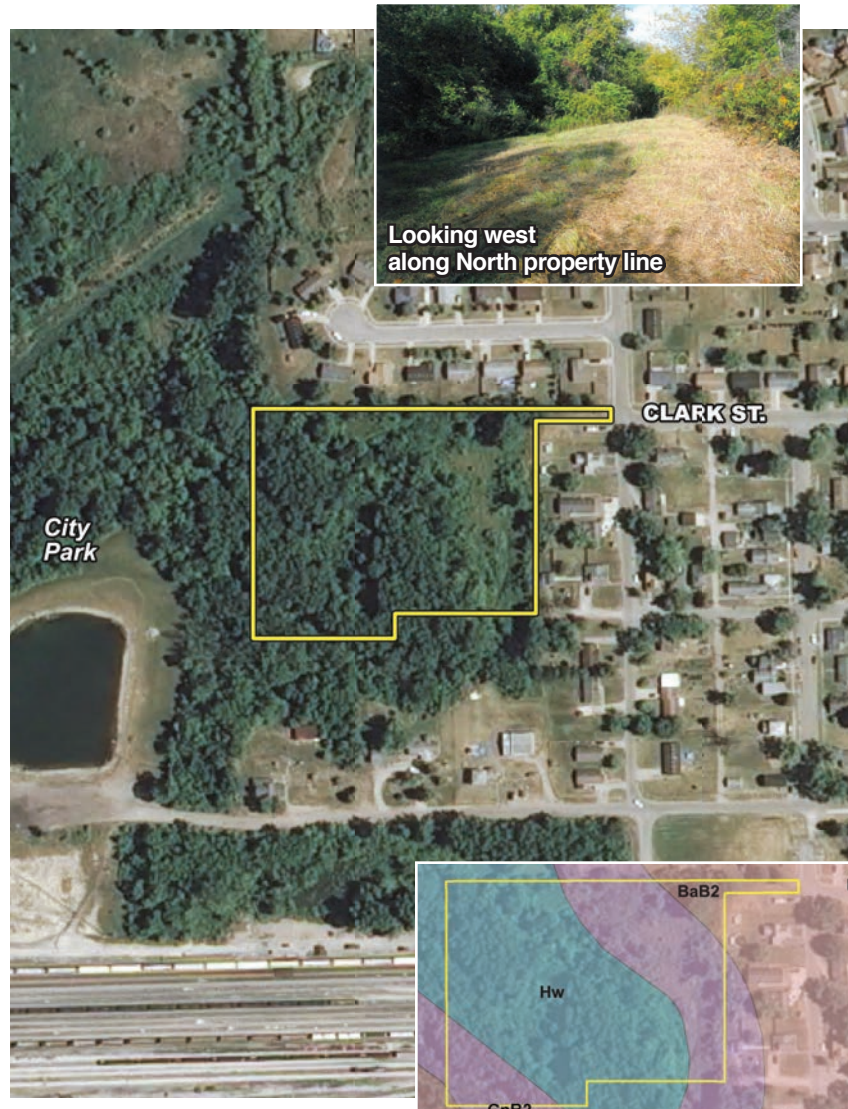


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat
Hw	Houghton muck, drained	3.07	60.2%		Illw	151		4.9	9.9	41	60
GnB2	Glynwood loam, 3 to 6 percent slopes, eroded	1.73	33.9%		Ille	125	18	4.1	8.3	44	56
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	0.30	5.9%		Ile	135	19	4.5	8.9	44	61
Weighted Average						141.2	7.2	4.6	9.3	42.2	58.7

CONTACT AUCTION MANAGER FOR SEALED BID PACKET with terms and conditions.

Auction Manager:
Dennis Bennett AARE, CES, MPPA - 260-433-2159

SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. SchraderAuction.com



Low ground near center of property
Houghton muck soils type
potential excavated pond site



High ground on East side of property