

## AUCTION TERMS & CONDITIONS:

**PROCEDURES:** The property will be offered in 4 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction except Tract 4 which must be bid in combination or by an adjoining owner.

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

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment to review prior to auction. Seller agrees to furnish Buyer's, at Seller's expense, an updated Owner's Policy of Title Insurance prior to Closing.

**DEED:** Seller shall provide a Corporate Deed.

**CLOSING:** Closing will take place on or before Monday, December 29th, 2014.

**POSSESSION:** Possession will be delivered at closing with regards to tenant's rights of removing the 2014 crop. 2015 crop rights to be conveyed.

**REAL ESTATE TAXES:** Seller to pay real estate taxes for 2014 due 2015. Buyer to pay 2015 taxes due 2016 and all taxes thereafter.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be provided where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acres.

**FSA INFORMATION:** See Agent.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral and timber rights owned by the Seller.

**AGENCY:** Schrader Real Estate and 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 "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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer is final.

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

**SCHRADER**  
Real Estate & Auction Co., Inc.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

AUCTIONEER: Rex D. Schrader II #AC63001504; AU09200182



NOVEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
						8
				5	6	7
				12	13	14
				19	20	21
				26	27	28
2	3	4				
9	10	11				
16	17	18				
23	24	25				
30						

877-747-0212

SchraderAuction.com

# LAND AUCTION

## 200± Acres

offered in 4 Tracts

Shelbyville, Indiana • Northwest Shelby County



- 176± Cropland Acres (FSA)
- Top Soils with Corn Index of 156.7 bu./acre
- Systematically Tiled in 2012
- Nice Woodland / Recreational Tract
- 30 Minutes to Downtown Indianapolis



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**MONDAY, NOVEMBER 17 • 6PM**

Held at the Indiana Grand Racing Casino - Shelbyville, IN



# LAND AUCTION

## 200± Acres

offered in 4 Tracts

Shelbyville, Indiana • Northwest Shelby County  
**MONDAY, NOVEMBER 17 • 6PM**

**AUCTION LOCATION:** Indiana Grand Racing-Casino. 4200 N. Michigan Road, Shelbyville, Indiana. 2nd floor Marquee Room. I-74 Exit 109/Fairland between Indianapolis and Shelbyville. 11 miles southeast of I-465 Indianapolis. From parking garage, enter casino, then right to escalator up to 2nd floor (Meeting Rooms).



**PROPERTY LOCATION:** From I-69 south of Indianapolis to Exit 103 London Road then left on Co. Rd. 700W across interstate, then immediately right on Michigan Road, then south 1 mile to Co. Rd. 800N, then left 1 mile to property on the left to the corner of Co. Rd. 800N and 500W. From Shelbyville north to London Road (Exit 103) then right immediately to Michigan Road, then south 1 mile to Co. Rd. 800N. 1 mile to property on the left.

### TRACT DESCRIPTIONS

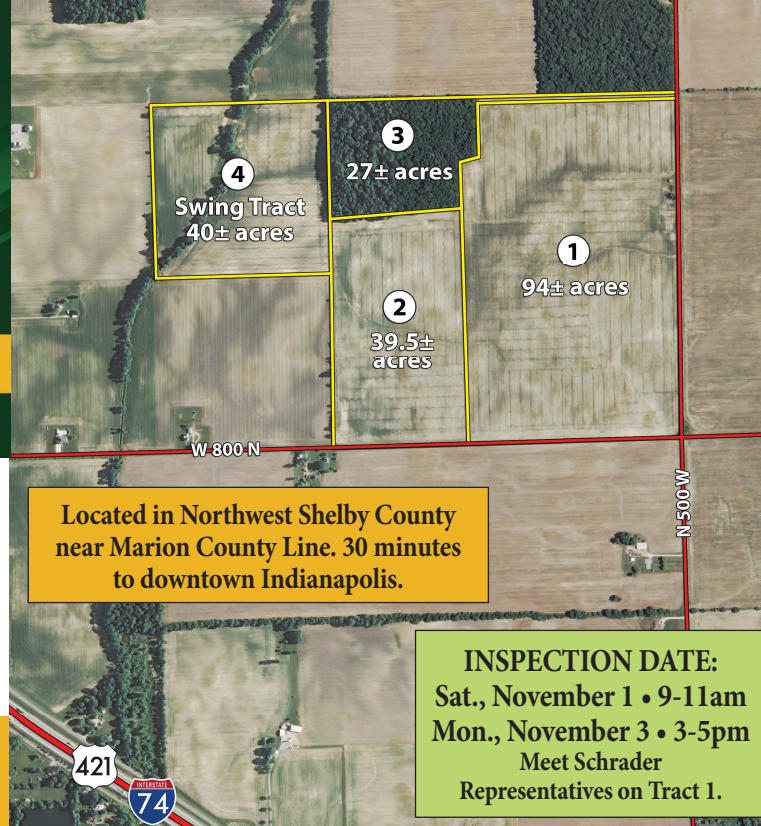
**TRACT 1: 94± Acres** all cropland. Highly productive Brookston/Crosby soils. Systematically tiled. 1/2 mi. north/ south rows all with frontage on Co. Rd. 500W. Over 1/4 mi. frontage on Co. Rd. 800N. Approx. 8,000 bu. Bin with newer electric. Investment quality tract.

**TRACT 2: 39.5 Acres** all cropland. Top Brookston/Crosby soils. Systematically tiled. About 1,000 ft. of frontage on Co. Rd. 800N. Combine Tracts 1&2 for one large contiguous field (ditch crossing to access Tract 4).

**TRACT 3: 27± Acres** woodland with 50 ft. of owned frontage on Co. Rd. 500W. Nice recreational tract and long term timber investment.

**TRACT 4: 40± acres** (Swing Tract) with approximately 37 of acres cropland. Crosby/Brookston soils. Systematically tiled. Open county ditch with crossing. This tract must be purchased with Tract 2, 3 or by adjoining property owner.

- **Taxes** - \$4,854/yr. or \$24.20/acre
- **Zoning** - A-1 Agricultural Conservation District.



Located in Northwest Shelby County near Marion County Line. 30 minutes to downtown Indianapolis.

**INSPECTION DATE:**  
 Sat., November 1 • 9-11am  
 Mon., November 3 • 3-5pm  
 Meet Schrader  
 Representatives on Tract 1.



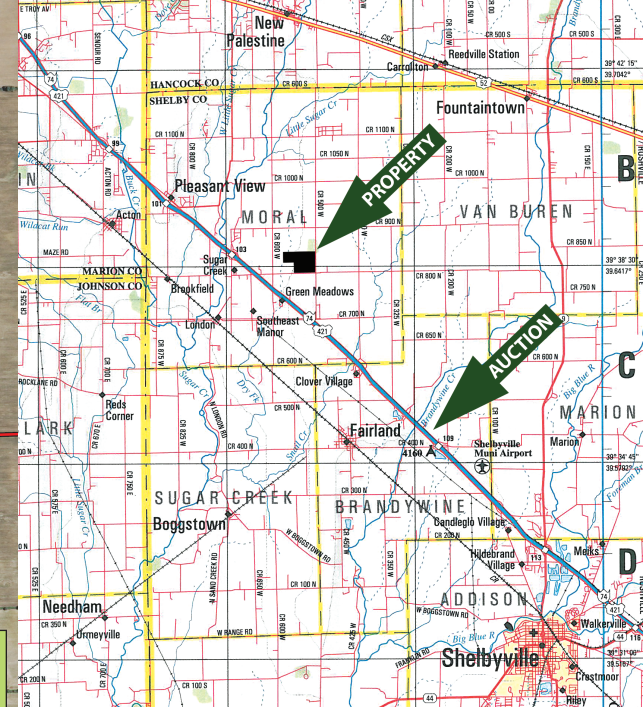
### SYSTEMATICALLY TILED - SPRING 2012

5,155 feet of 8" tile for sub-mains  
 1,075 feet of 6" tile for sub-mains  
 91,055 feet of 4" tile for laterals

Installation By:  
 Drainage Construction  
 Unlimited, Inc.  
 Greenfield, IN

### SOIL INFORMATION

Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
CrA	Crosby silt loam	105.27	59.7%	140	4.6	9.2	46	63
Br	Brookston silty clay loam	65.51	37.1%	185	6.1	12.2	53	74
MIB2	Miami silt loam	3.25	1.8%	140	4.6	9.2	49	63
MmB3	Miami clay loam	1.40	0.8%	135	4.5	8.9	47	61
CrB	Crosby silt loam	0.99	0.6%	140	4.6	9.2	46	63
Weighted Average				156.7	5.2	10.3	48.7	67.1



Contact Auction Company for a detailed information booklet including FSA Summaries, Soil Maps, Assessments, Tax Info. and other information.

**SCHRADER**  
 Real Estate & Auction Co., Inc.

OWNER: Midwest Farm, LLC

AUCTION MANAGER:  
 Steve Slonaker 765-969-1697

**877-747-0212**

[www.schraderauction.com](http://www.schraderauction.com)