

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 81.49± acre unit. 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.

DOWN PAYMENT: Real Estate 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; cashiers 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 30 days after auction,

subject to title work, but expected on or before September 5th.

POSSESSION: At closing subject to 2017 crop rights and crop removal. Seller to retain 2017 crop rents.

REAL ESTATE TAXES: Seller to pay 2016 installment due and payable 2017. Taxes estimated at \$1,390.36/Yr.

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

SURVEY: A new survey will be made 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 acreage's.

FSA INFORMATION: Property is enrolled. See Agent for information.

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

MINERAL RIGHTS: The sale shall include 100% of the mineral 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 NOT RESPONSIBLE FOR ACCIDENTS.



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CROPLAND/RECREATIONAL LAND

Between Cambridge City and Milton, IN



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CROPLAND/RECREATIONAL LAND

EASTERN INDIANA • WAYNE COUNTY

81.5±
acres

Offered in 2 Tracts

AUCTION

55 MILES EAST OF INDIANAPOLIS • 1/2 MILE SOUTH OF US 40 ON HWY 1

MONDAY, JULY 10 AT 6:00PM

held at Goday Community Center, Cambridge City, IN

CROPLAND/RECREATIONAL LAND

EASTERN INDIANA • WAYNE COUNTY

AUCTION

55 MILES EAST OF INDIANAPOLIS • 1/2 MILE SOUTH OF US 40 ON HWY 1

- Great Location on Hwy 1
- Easy Access from I-70
- Good Cropland Income
- Pretty River Tracts
- Fantastic Recreational Property Including Hunting, Fishing, Canoeing

81.5±
acres

Offered in 2 Tracts

MONDAY, JULY 10 AT 6:00PM

held at Goday Community Center, Cambridge City, IN • online bidding available

81.5± acres in 2 Tracts

Cropland/Recreational Land AUCTION

EASTERN INDIANA • WAYNE COUNTY • 55 MILES EAST OF INDIANAPOLIS • 1/2 MILE SOUTH OF US 40 ON HWY 1

MONDAY, JULY 10 AT 6:00PM

Held at the Golay Community Center, 1007 E. Main, Cambridge City, IN.
Located at the intersection of US 40 and Hwy 1 on the northwest corner.

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.

PROPERTY LOCATION: 1/2 mile south of Hwy 40 and Hwy 1. Corner of SR 1 and Boyd Rd. Exit I-70 at Cambridge City exit and travel 3 miles south to Boyd Rd. Property on both sides of Hwy. 1.

INSPECTION DATES:

Saturday, June 17 from 9:00 to 11:00 AM

Saturday, June 24 from 9:00 to 11:00 AM

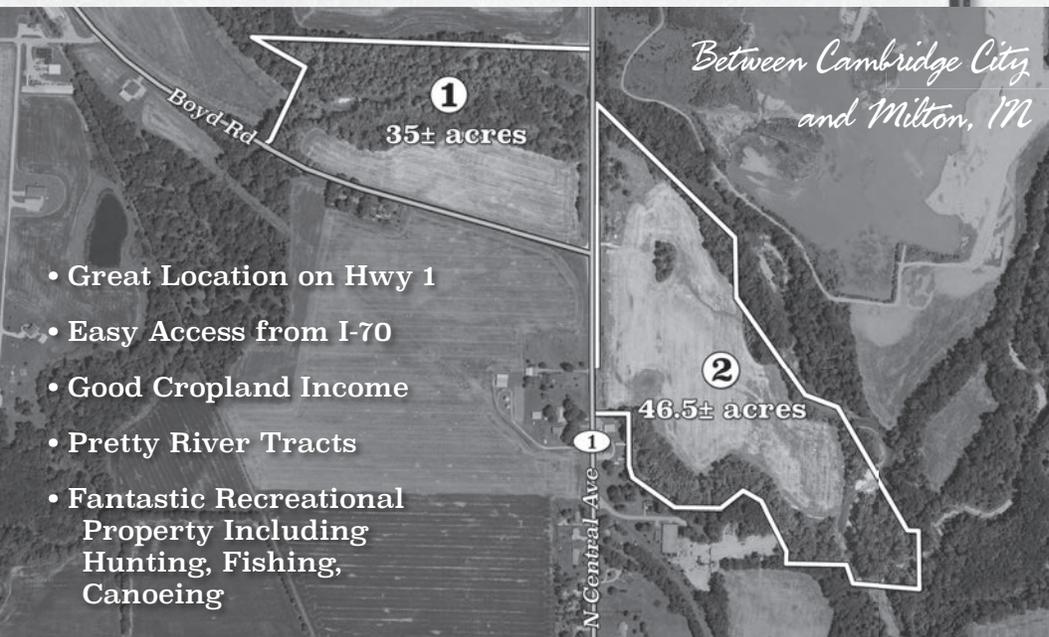
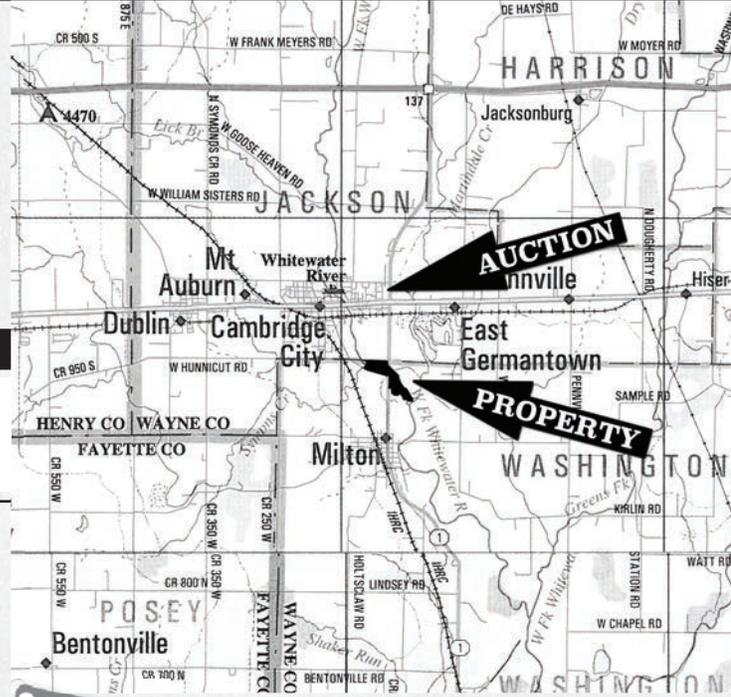
*Meet a
Schrader agent
on Tract 2.*

All acreages are approximate. (Sec 35, Twp 15N, Range 12E)

TRACT 1: 35± acres with about 11.9 acres cropland and about 22 acres woodland with West Fork of Whitewater River on property. Fish, hunt and canoe on your own property. Frontage on Hwy. 1 and Boyd Rd. About 1/2 of cropland is not in floodway per county maps. Great location and size for your mini farm. Taxes only \$14/acre/yr.

TRACT 2: 46.5± acres with about 30.6 acres cropland and about 16 acres woodland with 1/2 mile of West Fork Whitewater River. Recreational heaven with crop income. Great frontage on Hwy. 1. Well, electric, pond and small building with some pasture. Don't miss the chance for the whole family to enjoy.

OWNER: Terry Ray Slonaker



- Great Location on Hwy 1
- Easy Access from I-70
- Good Cropland Income
- Pretty River Tracts
- Fantastic Recreational Property Including Hunting, Fishing, Canoeing

Auction Manager: Steve Slonaker 765.969.1697 • schrder@parallax.ws *Call for information*



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