AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 193.6± 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. **BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee or Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

PÓSSESSION: Possession is at closing, subject to the 2017 Crop Lease. Seller shall retain all of the 2017 cash rental income.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2018 taxes due in 2019 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

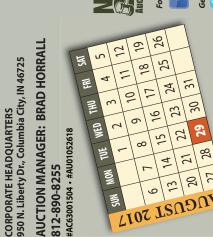
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 decisions of the Auction-

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



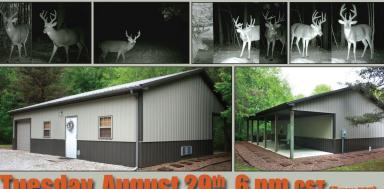


800-451-2709 schraderauction.com









PROPERTY DIRECTIONS: From the jct. of US Hwy 231 and St. Hwy. 70 (Southeast of Chrisney, Indiana) take St. Hwy. 70 east 3.2 miles to Co. Rd. 475E, turn north 1.0 mile to Co. Rd. 900N, turn east ½ mile to the property.

AUCTION LOCATION: Spencer County 4-H Fairgrounds

Youth & Community Bldg., 1101 E. Co. Rd. 800N, Chrisney, IN 47611









TRACT DESCRIPTIONS:

TRACT #1: 28± ACRES, 22.9 tillable acres with access and frontage along Co. Rd. 900N.

TRACT #2: 109.6± ACRES, mostly woods with 17.9 tillable acres. This excellent Hunting/Recreational tract is improved with a 24'x40' hunting lodge w/attached 10'x40' porch, overlooking the woodland. There is a large furnished living/ sleeping area, kitchen, full bathroom and equipment storage area with overhead door for 4x4/ATV storage. The lodge is serviced with public water, electric and septic system.

TRACT #3: 56± ACRES, all wooded with frontage along Co. Rd. 900N. A great recreational tract suited for many uses. Combine this tract with Tract 2 for a larger hunting tract.





INSPECTION DATES

Monday, August 7 • 4-6 PM CST Thursday, August 17 • 4-6 PM CST Meet a Schrader Representative at Tract 2













OWNER: Robert F. Whitten Jr. Trust • SALE MANAGER: Brad Horrall, 81



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 Schrader Auction Co. - 800-451-2709.





800-451-2709 · SchraderAuction.com