

AUCTION TERMS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 181.22± 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: 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 Seller's acceptance or rejection.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary

title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing. Immediate access is available prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2018 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Agreement.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018 and Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated

based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If a new survey is provided, the final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

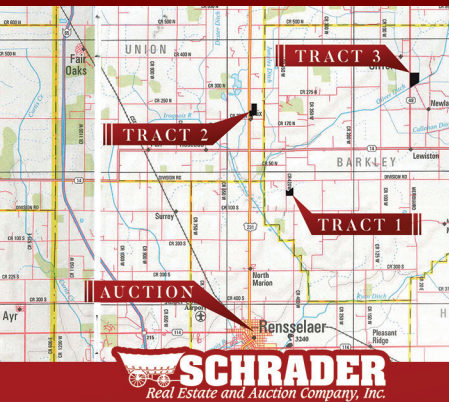
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims 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.

EASEMENTS: Subject to any and all existing easements.

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 Auctioneer are final.

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



P.O. Box 508, 950 N. Liberty Drive -
Columbia City, IN 46725
260-244-7606 or 1-800-451-2709

AUCTION MANAGERS:

Jim Hayworth
• 888-808-8680 (Office)
• 765-427-1913 (Cell)
Matt Wiseman
• 866-419-7223 (Office)
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Jimmy Hayworth - 219-869-0329

800-451-2709

www.schraderauction.com



3 FARMS - JASPER COUNTY, INDIANA

LAND AUCTION

NORTH & NE OF RENSSELAER, IN

MARCH 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

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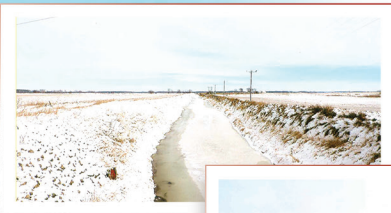


181.22±
ACRES

3 FARMS - JASPER COUNTY, INDIANA

LAND AUCTION

NORTH & NE OF RENSSELAER, IN



- QUALITY SOILS
- GREAT LOCATION
- HIGH % TILLABLE

WEDNESDAY, MARCH 14TH - 5PM CENTRAL

Knights of Columbus, 325 E. Vine St., Rensselaer, IN

181.22±
ACRES

3 TRACTS
IN 2
TOWNSHIPS
- BARKLEY
- UNION



3 FARMS - JASPER COUNTY, INDIANA

LAND AUCTION

NORTH & NE OF RENSSELAER, IN

WEDNESDAY, MARCH 14TH - 5PM CENTRAL

Knights of Columbus, 325 E. Vine St., Rensselaer, IN

• QUALITY SOILS • GREAT LOCATION • HIGH % TILLABLE

AUCTION LOCATION: Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go approximately .4 miles to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east (right) on E. Vine St. and go 1 block to auction site.

PROPERTY LOCATION: From Rensselaer, IN

- **Tract 1**, take US 231 3 miles north to CR 100S, then take CR 100S 1-1/4 mile east to CR 420W, then take 420W 1/2 mile north to Tract 1 on east side of CR 420W.
- **Tract 2** is approx. 6 miles north of Rensselaer on east side of US 231.
- **Tract 3**, take US 231 5 miles north to SR 14, then take SR 14 approx. 5-1/2 miles east to SR 49, then take SR 49 2 miles north to auction Tract 3 on east side of SR 49.

INSPECTION DATE:

MONDAY, FEBRUARY 26TH FROM
2-4:00 PM CENTRAL AT TRACT 2

NOTES:

The owners have signed a Wind Turbine Lease Agreement on these farms and they will transfer their interest in the Lease agreement to the new buyer(s)

The owners have spread fertilizer and tilled the ground and the buyer(s) will reimburse the owners at closing. The costs are as follows:

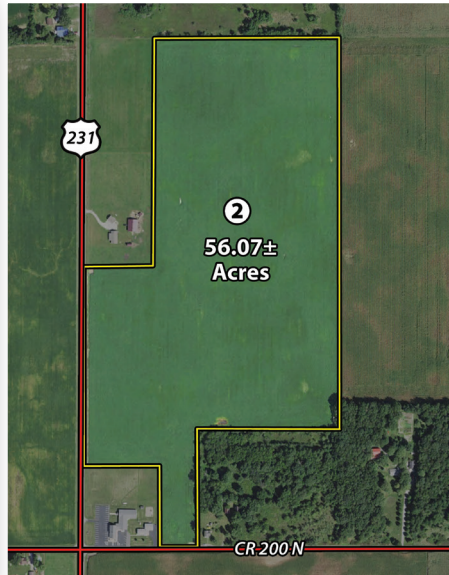
Tract #1: \$2,418.59 Tract #2: \$3,723.59 Tract #3: \$3,183.71

181.22+
ACRES

3 TRACTS
IN 2
TOWNSHIPS
- BARKLEY
- UNION



- **Tract 1** - A 31.18± acre tract of land with quality soils and 29.42 tillable acres per FSA. This tract has frontage on CR 420W.
- Yield History: 2016 - 60 bu. beans, 2017 - 210 bu. corn
- 2016 pay 2017 Taxes - \$403.48/yr.
Conservancy Tax: \$2.63
- **Tract #1 FSA Info:**
Farmland - 30.07 ac. / Cropland - 29.42 ac.
Corn base - 13.60 ac. / PLC Yield - 173 bu.
Soybean base - 13.5 ac. Soybean yield - 66 bu.



- **Tract 2** - A 56.07± acre parcel of land with 55.08 tillable acres per FSA. This tract has quality land and frontage on CR 200N and US 231.
- Yield History: 2016 - 71 bu. beans, 2017 - 175 bu. corn
- 2016 pay 2017 Taxes - \$672.68/yr.
Conservancy Tax: \$4.41
- **Tract #2 FSA Info:**
Farmland - 64.85 ac. / Cropland - 55.08 ac.
Corn base - 55.08 ac. - PLC Yield - 124 bu.



- **Tract 3** - 93.97± acres of land with quality soils. This tract has 85.51 acres of tillable land per FSA. Also, this tract has frontage on SR 49 and Oliver ditch is the south boundary.
- Yield History: 2016 - 178 bu. corn, 2017 - 185 bu. corn
- 2016 pay 2017 Taxes - \$946.00/yr.
Conservancy Tax: \$6.13
- **Tract #3 FSA Info:**
Farmland - 94.92 ac. / Cropland - 85.51 ac.
Corn base - 64.12 ac. / PLC Yield - 137 bu.
Soybean base - 21.38 ac. / PLC Yield - 48 bu.

Possession at closing. Pre-closing access will be available with an additional 10% down.

for soil maps and soil information visit our website - www.schraderauction.com



**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 Co. - 800-451-2709.

OWNER: HDS FARMS, LLC

AUCTION MANAGERS:

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Jimmy Hayworth - 219-869-0329
Brad Neihausser - 765-427-5052

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