

LAND AUCTION

**MID-SOUTH DELTA REGION
PRODUCTIVE CROPLAND**

- 3 STATES - 4,783± TOTAL ACRES
- MOSTLY IRRIGATED
- PREDOMINATELY PRECISION LEVELED

**1274±
ACRES**
OFFERED IN 2 TRACTS
Arkansas

**2357±
ACRES**
OFFERED IN 7 TRACTS
Mississippi

**1152±
ACRES**
OFFERED IN 1 TRACT
Louisiana

SCHRADER
Real Estate & Auction Co., Inc.

800.451.2709
SchraderAuction.com

In
Cooperation
With:

W

**Walker
Auctions**

901.322.2139

**AL
P**

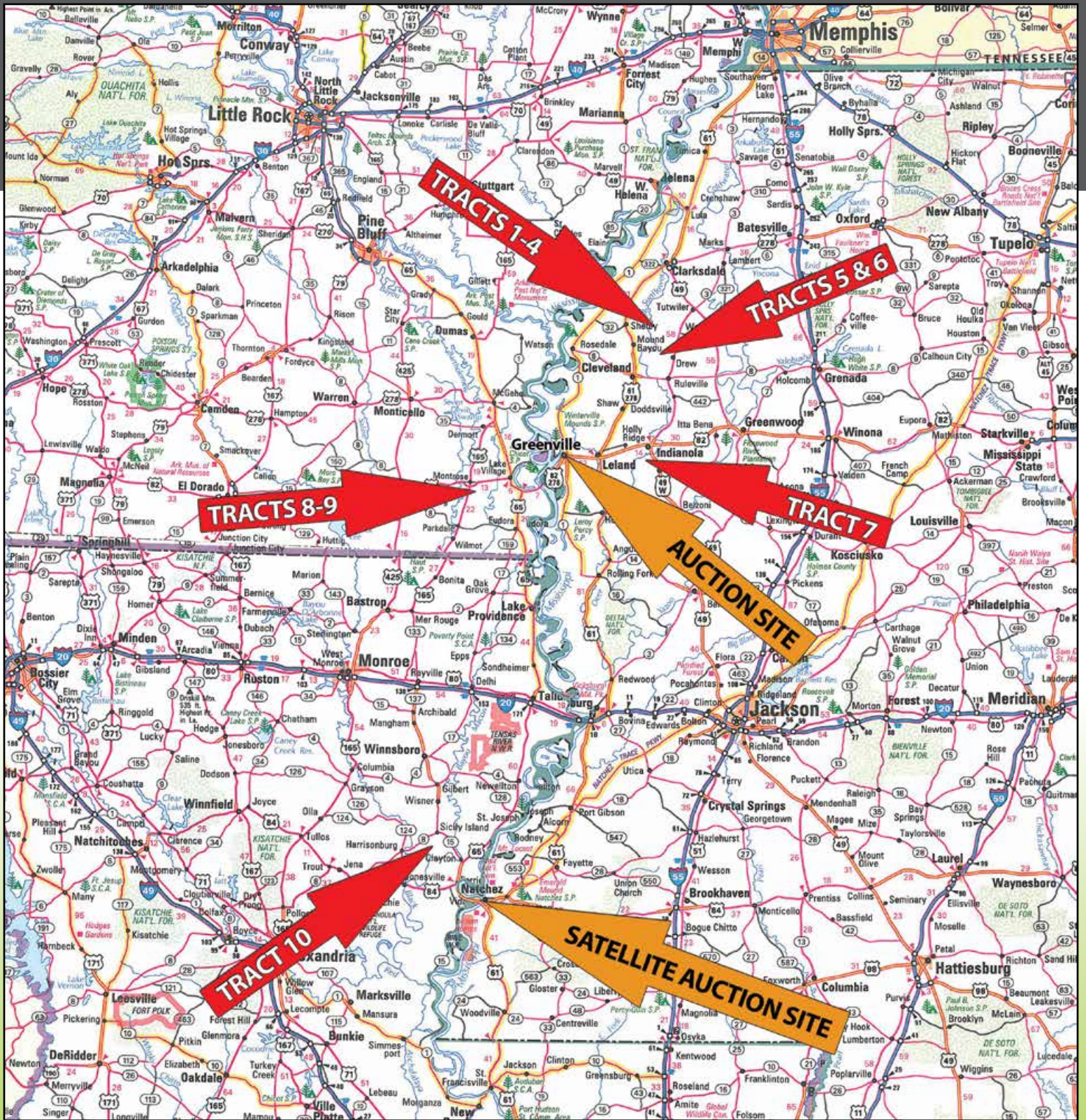
Paul A. Lynn
& Associates, LLC

713.825.1771

Held at the Washington County Convention Center - Greenville, MS
With a Satellite Bidding Location at the Natchez Grand Hotel - Natchez, MS

WEDNESDAY, OCTOBER 22ND • 10AM





AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

SELLER'S ACCEPTANCE: The auction is "with reserve"; the final bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: Each successful bidder will be required to sign a purchase contract, in the form provided in the bidder packets, at the auction site immediately following the close of the auction. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written

purchase contract.

BUYER'S PREMIUM: The total contract purchase price will be the accepted bid amount plus a 2% buyer's premium.

PAYMENT TERMS: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of a 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.

CLOSING: Closing will be 30 days after the auction or as soon as possible thereafter upon completion of the survey, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer and Seller. Buyer shall pay all lender fees and other costs related to any loan obtained by Buyer.

POSSESSION: Possession will be delivered subject to the rights of the

current farm tenant for the remainder of the 2014 crop year.

RENT: All 2014 farm rent will be retained by Seller.

REAL ESTATE TAXES: Buyer will assume the real estate taxes assessed for the calendar year 2015 and all subsequent years.

EVIDENCE OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will pay for the issuance of a standard owner's title insurance policy in the amount of the purchase price.

DELIVERY OF TITLE: The property will be conveyed by special warranty deed, free and clear of liens but otherwise subject to all easements and other matters of record and other permitted exceptions described in the purchase contract. The conveyance will include any minerals and mineral rights owned by Seller, but without any warranty or representation as to the existence, nature or extent thereof.

SURVEY: If any tract or combination is sold which cannot be conveyed using existing legal descriptions (as determined by Seller), one or more

AMERICAN DELTA FARMLAND LAND AUCTION

**4783±
ACRES**
Arkansas
Louisiana
Mississippi

This auction provides a rare investment opportunity with 4,783± total acres. The portfolio includes a high percentage of tillable acres with excellent soils and a high percentage of irrigated acres with good water. The farms also have quality tenants in place for the 2014 crop year. The diversity of this portfolio provides property in three different states with multiple crop markets.

AUCTION LOCATION & INSPECTION HEADQUARTERS:

Washington County Convention Center. 1040 S. Raceway Rd., Greenville, MS 38703.

Directions: From the junction of Hwy. 82 and S. Raceway Rd. on the east side of Greenville, MS, go south .8 mile on S. Raceway Rd. to the Inspection Headquarters/Auction Site on the left.



SATELLITE BIDDING LOCATION AND LOUISIANA INSPECTION HEADQUARTERS:

Natchez Grand Hotel. 111 Broadway Street, Natchez, MS 39120.

Directions: Located on the bluff overlooking the Mississippi River in downtown Natchez.



LIVE ONLINE AUCTION BIDDING

You may bid online during the auctions at www.schraderauction.com. You must register by **Monday, October 13th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

AUCTION HELD IN COOPERATION WITH:



LOUISIANA:
Paul A. Lynn & Associates, LLC
713.825.1771
Louisiana Real Estate Broker
#BROK.0000076068-ACT



MISSISSIPPI:
Walker Auctions, Lance Walker, MS Broker
901.322.2139
Real Estate Firm License: #15128
Real Estate Broker License: #BR14289

Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, water information, permits, tax information and surveys.



Call Schrader Auction Company for More Information.

www.schraderauction.com

800-451-2709

new surveys will be provided as required to record the conveyance. Otherwise, a new survey will be provided only as deemed necessary or appropriate in Seller's sole discretion. If a new survey is provided, the survey costs will be shared equally (50:50) by Seller and Buyer and the purchase price will be adjusted to reflect any difference, in excess of one (1) acre, between advertised and surveyed acres. Any survey of adjacent tracts purchased in combination will be for the perimeter only.
TRACT MAPS; ACRES: All advertised tract maps, acres, dimensions and boundaries are approximations based on county parcel data, current legal descriptions, existing surveys and/or aerial mapping. The marketing materials are not provided as survey products.
PLANNING APPROVAL: The auction property is offered as crop production land. Buyer assumes all responsibility after closing for obtaining any necessary county planning approvals and satisfying all local requirements in connection with any future construction or development.

PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Owner, Brokers and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee with respect to the property by virtue of its being offered for sale.
DISCLAIMER AND ABSENCE OF WARRANTIES: THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKERS OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for having completed, prior to the auction, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Brokers and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches

and dimensions are approximate.
AGENCY: Schrader Real Estate and Auction Company, Inc., Walker Auctions and Paul A. Lynn & Associates, LLC (and their respective agents and representatives) are exclusively the agents of the Seller.
CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Seller's agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.
CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER PRINTED MATERIALS AND ANY OTHER ORAL STATEMENTS MADE.
OWNER: Proventus, LLC and Proventus II, LLC



2,357± ACRES

SUNFLOWER COUNTY, MISSISSIPPI

AUCTION

WEDNESDAY, OCTOBER 22 10:00 AM

Auction Held at the Washington County Convention Center - Greenville, MS
With a Satellite Bidding Location at the Natchez Grand Hotel - Natchez, MS

TRACTS 1-4 LOCATION: From the intersection of US 61/US 278 and Shelby Rd. in Shelby, MS travel east on Shelby Rd. (SR 32) for 6.2 miles. Turn south on N. Birdwell Ranch Rd. and travel 1.6 miles until you cross a concrete bridge. Immediately after crossing the concrete bridge the property starts on both sides of the road.

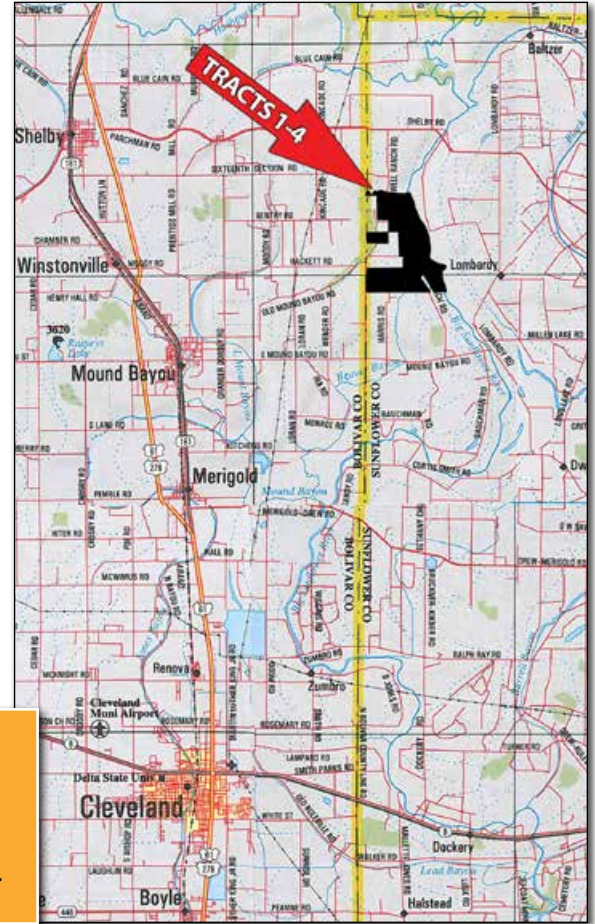
TRACT DESCRIPTIONS: Tracts 1-4 are located near Shelby, MS and consists of 1,321± total acres with 1,123± cropland acres (FSA). Soil types are predominantly Dowling clay, Alligator clay and Alligator silt clay. Much of the farm has been precision leveled. There are nine active flood irrigation wells and one well servicing a 7-tower Zimmatic center pivot irrigation system. Recent crops include soybeans, milo and corn.

TRACT 1: 303± acres with 261± cropland acres (FSA). Soil types are predominately Dowling clay and Alligator clay. Much of the tract, west of N Birdwell Ranch Rd has been precision leveled and the acreage east of N Birdwell Ranch Rd has been watered using a 7-tower Zimmatic center pivot. There are two irrigation wells on tract one.

TRACT 2: 410± acres with 321± cropland acres (FSA). Soil types are predominantly Dowling clay, Alligator clay and Alligator silty clay. Much of the tract has been precision leveled; there are two irrigation wells on tract two. There is a small cemetery within this tract.

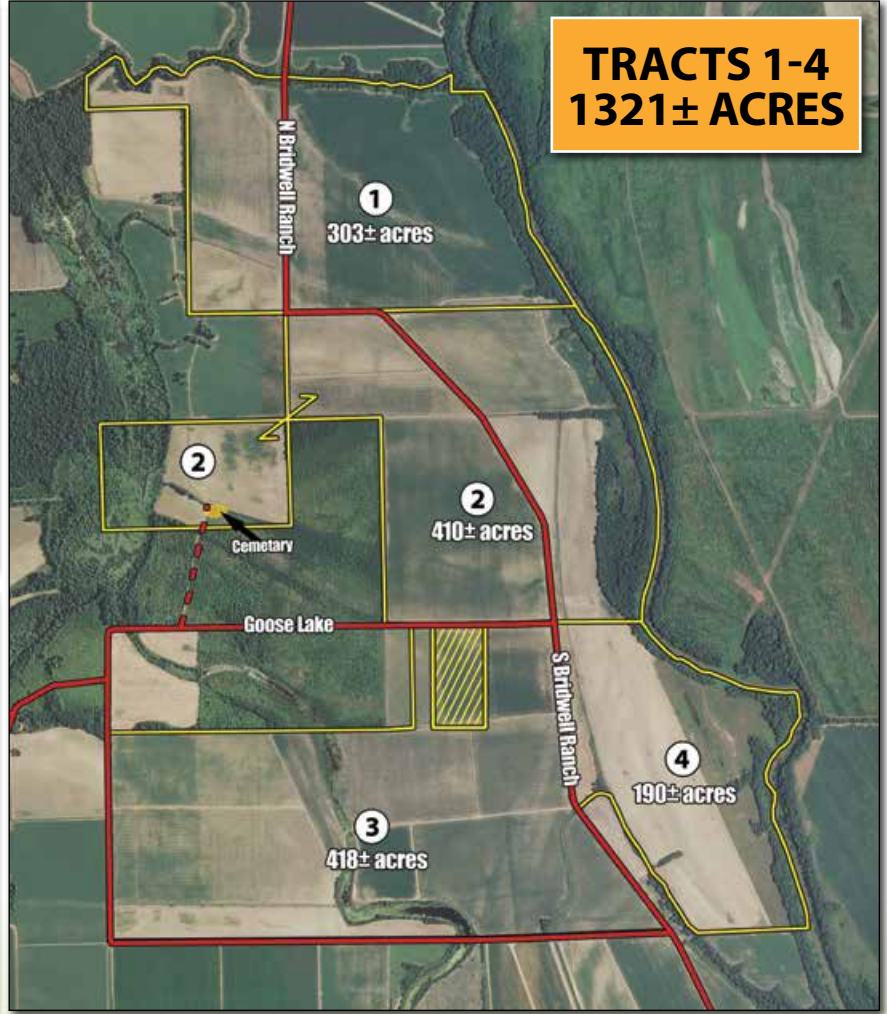
TRACT 3: 418± acres with 385± cropland acres (FSA). Soil types are predominantly Dowling clay, Alligator clay and Alligator silty clay. Much of the tract has been precision leveled; there are five irrigation wells on tract three.

TRACT 4: 190± acres with 156± cropland acres (FSA) which includes 46.9 Wetland Reserve Program acres. Soil types are predominantly Dowling clay, Alligator clay and Alligator silty clay. Tract four is currently being dryland farmed.




INFORMATION DATES:
Wed., September 17th 10am - Noon
Wed., October 8th 10am - Noon
Meet a Schrader Representative at the
Washington Co. Convention Center. 1040 S.
Raceway Rd., Greenville, MS 38703.





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 Real Estate and Auction Company, Inc. SchraderAuction.com
 Schrader Real Estate & Auction Company, Inc. #1411F
 Mississippi Auctioneer: Rex D. Schrader II #1410

 **Walker Auctions** 901.322.2139
 Mississippi Broker, Lance E. Walker #BR14289
 1930 Exeter Rd. Germantown, TN 38138
 Mississippi Real Estate Firm: #15128





2,357± ACRES

SUNFLOWER COUNTY, MISSISSIPPI

AUCTION

WEDNESDAY, OCTOBER 22 10:00 AM

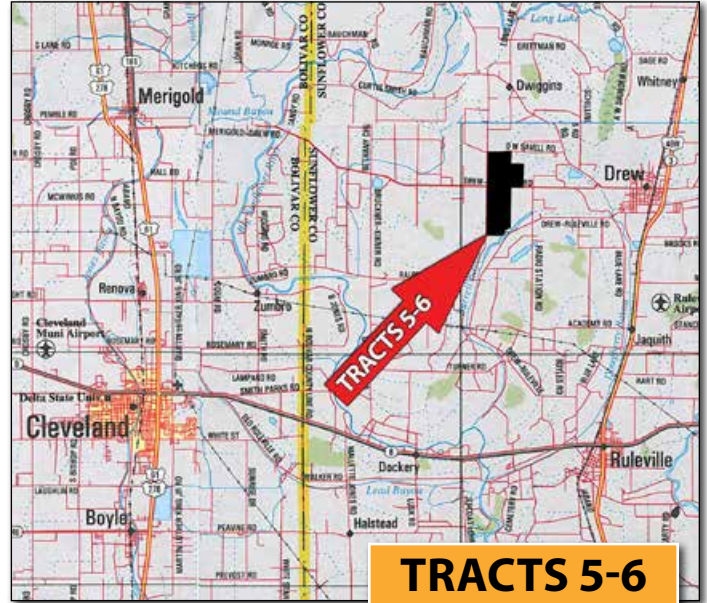
Auction Held at the Washington County Convention Center - Greenville, MS
With a Satellite Bidding Location at the Natchez Grand Hotel - Natchez, MS

TRACTS 5-6 LOCATION: From the intersection of SR 161 and Merigold Drew Rd. in Merigold, MS travel east on Merigold Drew Rd. for 8 miles to the intersection with W. Stacey Rd. The farm is located on both sides of the road, **OR;** From the intersection of US 49W/SR3 and Merigold Drew Rd. in Drew, MS travel west on Merigold Drew Rd. for 1.5 miles until road makes a sharp curve. Continue left on Merigold Drew Rd. and travel another 1.8 miles to the farm.

TRACT DESCRIPTIONS: Tracts 5 & 6 are located near Drew, MS and consist of 643± total acres with 584± cropland acres (FSA). Soil types are predominantly Dowling, Forestdale silt loam and Dundee silt loam. Much of this farm has been precision leveled. There are five wells used to provide flood irrigation. Recent crops include corn, soybeans, and milo.

TRACT 5: 323± acres with 286± cropland acres (FSA). Soil types are predominantly Dowling, Forestdale silt loam and Dundee silt loam. This tract has ample frontage on Drew Merigold Rd, a two-lane paved highway. Much of tract five has been precision leveled. There are two irrigation wells on tract five.

TRACT 6: 320± acres with 298± cropland acres (FSA). Soils types are predominantly Dowling, Forestdale silt loam and Dundee silt loam. This tract has ample frontage on Drew Merigold Rd, a two-lane paved highway. Much of tract six has been precision leveled; there are three irrigation wells on tract six.



TRACTS 5-6 643± ACRES



INFORMATION DATES:

Wed., September 17th 10am - Noon

Wed., October 8th 10am - Noon

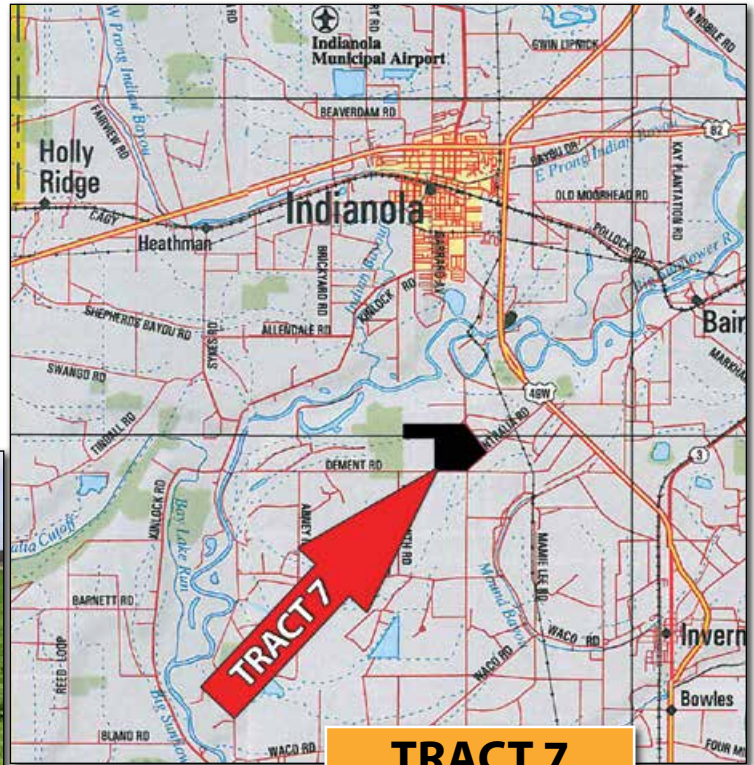
Meet a Schrader Representative at the
Washington Co. Convention Center. 1040 S.
Raceway Rd., Greenville, MS 38703.





TRACT 7 LOCATION: From the intersection of US 82 and US 49W in Indianola, MS, travel south on US 49W for 4 miles to Centralia Rd. Turn west on Centralia Rd. and travel 1.1 miles. The entrance to the farm will be on your right.

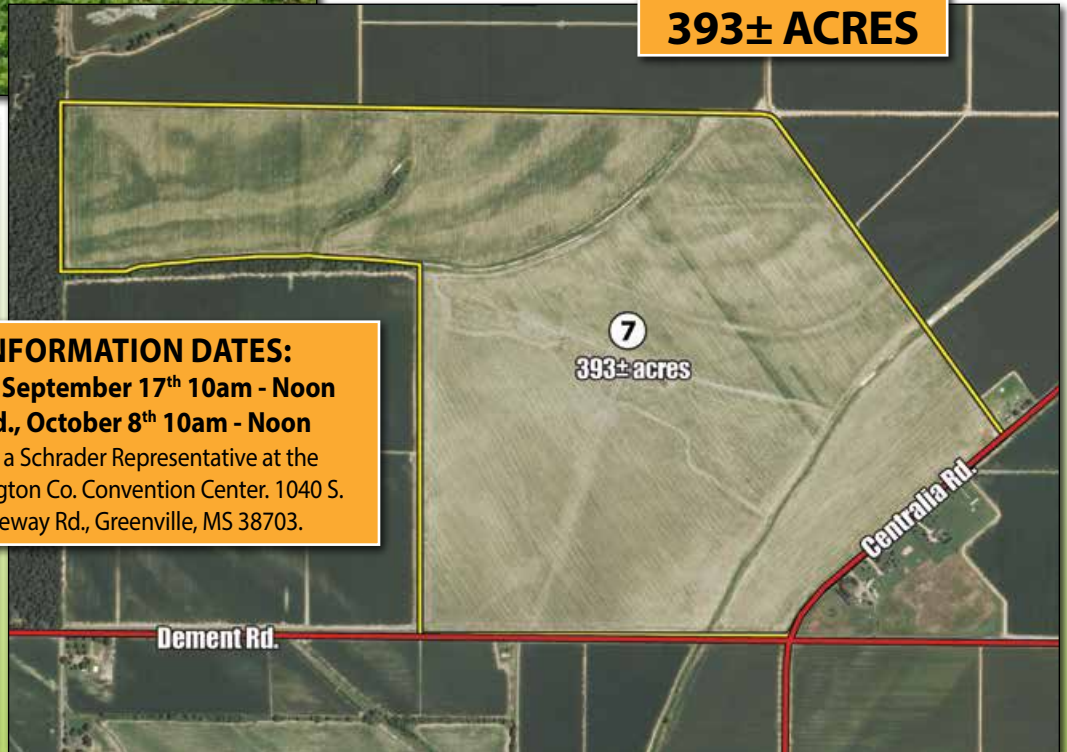
TRACT 7 DESCRIPTION: 393± acres located near Indianola, MS with 376± cropland acres (FSA). Soil types are predominantly Dundee silt loam, Alligator clay, Dowling and Dowling clay. There are two wells, one used to service the center pivot irrigation system and one to serve the west portion of the farm. Recent crops include corn, soybeans, cotton and milo.




**TRACT 7
393± ACRES**



INFORMATION DATES:
Wed., September 17th 10am - Noon
Wed., October 8th 10am - Noon
 Meet a Schrader Representative at the
 Washington Co. Convention Center. 1040 S.
 Raceway Rd., Greenville, MS 38703.





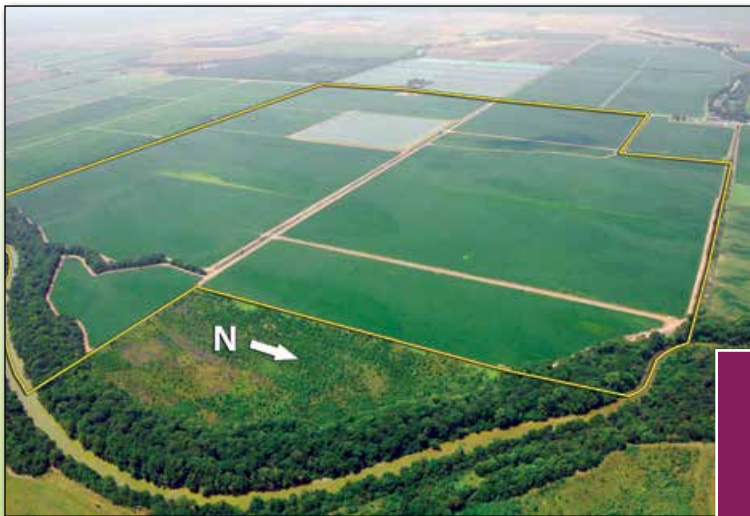
1,274[±] ACRES CHICOT COUNTY, ARKANSAS AUCTION

WEDNESDAY, OCTOBER 22 10:00 AM

Auction Held at the Washington County Convention Center - Greenville, MS
With a Satellite Bidding Location at the Natchez Grand Hotel - Natchez, MS

TRACT 8 LOCATION: From the intersection of US 65 and US 82 in Lake Village, AR travel west on US 82 for 4.8 miles to Bill Young Rd. Turn south on Bill Young Rd. and travel 1.2 miles and the farm will begin on your left.

TRACT 8 DESCRIPTION: This farm is located approximately 5 miles southwest of Lake Village, Arkansas in Chicot County. The farm consists of **634[±] acres** with 606[±] cropland acres (FSA) and includes a pole shelter. Primary soil type on the farm is Perry Clay. Most of the farm has been precision leveled, with a surface relift pump pulling water from the Boeuf River and one irrigation well and underground pipe improvements delivering water to much of the farm. Additionally, a 33[±] acre reservoir is centrally located on the farm and used for added irrigation water. Recent crops grown on the farm include soybeans and corn.



INFORMATION DATES:
Wed., September 17th 10am - Noon
Wed., October 8th 10am - Noon
 Meet a Schrader Representative at the Washington Co. Convention Center, 1040 S. Raceway Rd., Greenville, MS 38703.





**TRACTS 8-9
1274± ACRES**




TRACT 9 LOCATION: From the intersection of US 65 and US 82 in Lake Village, AR, travel west on US 82 for 6.8 miles to Montgomery Rd. Turn south on Montgomery Rd. and travel 2.4 miles. The farm entrance will be on your right, beside grain bins.

TRACT 9 DESCRIPTION: This farm is located approximately 8 miles southwest of Lake Village, Arkansas in Chicot County. The farm consists of **640± acres** with 598± cropland acres (FSA). Primary soil type on the farm (96.8%) is Perry Clay. Most of the farm has been either precision leveled or precision leveled with two centrally located irrigation wells and two surface relift pumps pulling water from Big Bayou on the west side of the farm for flood irrigation. Other improvements include 40,000 bushels of grain storage, a storage shed and a 784± square foot home. Recent crops grown on the farm include soybeans and rice.



INFORMATION DATES:
Wed., September 17th 10am - Noon
Wed., October 8th 10am - Noon
 Meet a Schrader Representative at the Washington Co. Convention Center. 1040 S. Raceway Rd., Greenville, MS 38703.





1,152± ACRES AUCTION

CATAHOULA PARISH, LOUISIANA

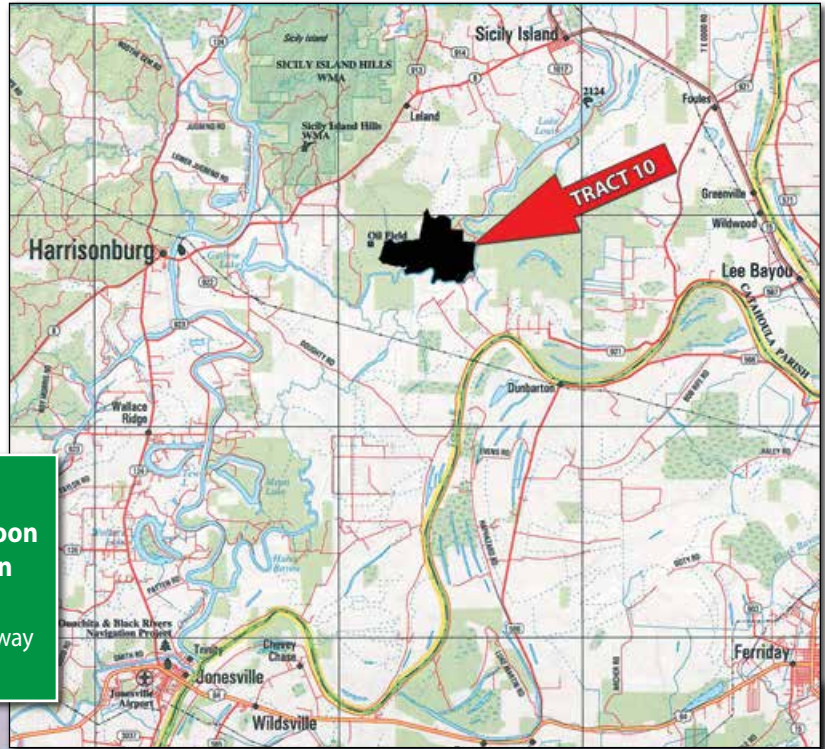
WEDNESDAY, OCTOBER 22 10:00 AM

Auction Held at the Washington County Convention Center - Greenville, MS
With a Satellite Bidding Location at the Natchez Grand Hotel - Natchez, MS

TRACT 10 LOCATION: From the intersection of US 425 (SR 15) and SR 8 in Sicily Island, LA travel west on SR 8 for 2.3 miles to Rock Rd. (Bayou Louie Rock Rd.) Turn south on Rock Rd. and travel 5.5 miles. The farm entrance will be on your right.

TRACT 10 DESCRIPTION: Located near Sicily Island in Catahoula Parish, this **1,152± acre** farm has 1,102± cropland acres (FSA) and is comprised of Alligator soils (over 90%). The farm has been precision leveled and is improved with six irrigation wells used for flood irrigation. Recent crops grown on this farm include soybeans, cotton, milo and corn.

INFORMATION DATES:
Tues., September 16th • 10am - Noon
Tues., October 7th • 10am - Noon
 Meet a Schrader Representative at the Natchez Grand Hotel. 111 Broadway Street, Natchez, MS 39120.





TRACT 10
1152± ACRES



WEDNESDAY, OCTOBER 22ND • 10AM

- 3 STATES - 4,783± TOTAL ACRES
- MOSTLY IRRIGATED
- PREDOMINATELY PRECISION
- OR LEVELED TO GRADE

Louisiana

OFFERED IN 1 TRACT

1152#
ACRES

Mississippi

OFFERED IN 7 TRACTS

2357#
ACRES

Arkansas

OFFERED IN 2 TRACTS

1274#
ACRES

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AMERICAN DELTA
PRODUCTIVE CROPLAND

LAND AUCTION

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	
19	20	21	22	23	24	25
12	13	14	15	16	17	18
5	6	7	8	9	10	11
			1	2	3	4

OCTOBER 2014

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