

Auction Terms & Procedures

PROCEDURES: The property will be offered in 6 individual tracts, any combination of tracts, or as a total 334 acre unit. Tract 4 must be purchased in combination with other adjoining tracts or landowner with access. 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, cashier's check, personal check or corporate check. Your bid- ding 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.

EVIDENCE OF TITLE: Sellers shall provide an owners title insurance policy in the amount of the purchase price. DEAD: Sellers shall provide Corporate Deed. CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of the policy est. by 12/30/15. POSSESSION: At closing subject to removal of 2015 crop, 2016 crop rights and timber rights to be conveyed. REAL ESTATE TAXES: Seller to pay installments assessed 2015 due and payable 2016. 2015 taxes were \$13,698.44. ACCEAFE: 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 acres, except for combination of Tract 3. FSA INFORMATION: Farm #1458, Tracts #145 & 350, Total 294.47 acres cropland. Corn base of 98.2 acres with yield of 121 Bu., Soybean base of 98.2 acres with yield of 37 Bu. and Wheat base of 54.5 with yield of 63 Bu. 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 will be made for accidents.



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NOVEMBER 2015

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					

www.schraderauction.com

Cropland • Woodland
Pretty Farm Homestead
Thursday, November 5 • 6 PM

AUCTION

Southeast Indiana, between Cambridge City & Connersville

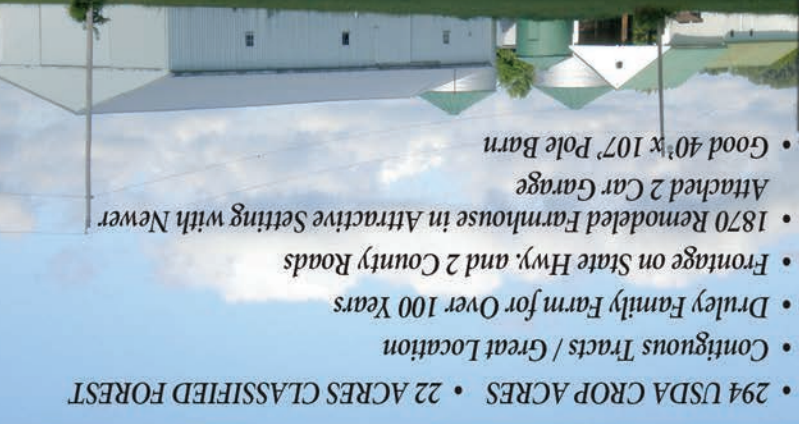
334± Acres
6 TRACTS

ONLINE BIDDING AVAILABLE



TRACT 3

- 294 USDA CROP ACRES • 22 ACRES CLASSIFIED FOREST
- Contiguous Tracts / Great Location
- Druley Family Farm for Over 100 Years
- Frontage on State Hwy. and 2 County Roads
- 1870 Remodeled Farmhouse in Attractive Setting with Newer Attached 2 Car Garage
- Good 40' x 107' Pole Barn



SCHRADER Real Estate and Auction Company, Inc.



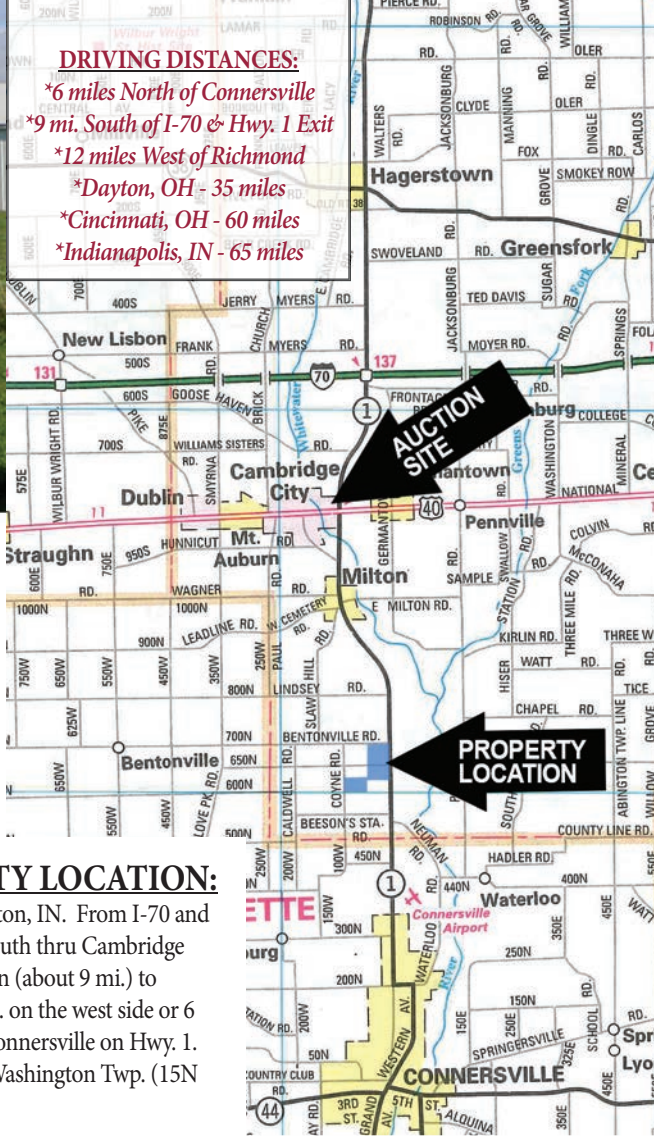
AUCTION

Thursday, November 5 • at 6:00 PM

334[±]
Acres

*Southeast Indiana Between
Cambridge City and Connersville*

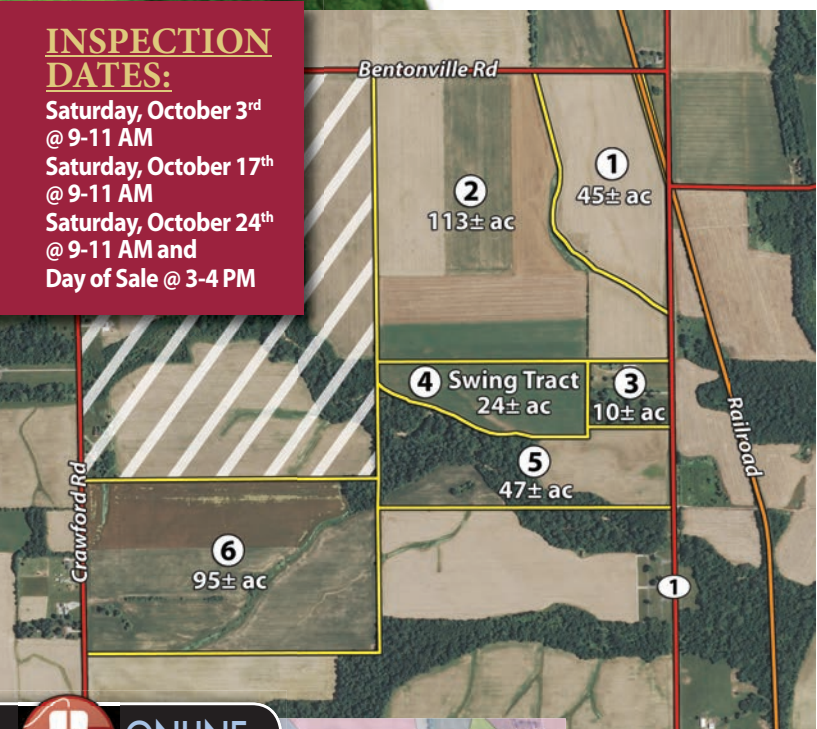
AUCTION SITE: Goley Community Center,
1007 E. Main St., Cambridge City, IN (northwest
corner of the Junction of US 40 and IN SR 1)



DRIVING DISTANCES:
 *6 miles North of Connersville
 *9 mi. South of I-70 & Hwy. 1 Exit
 *12 miles West of Richmond
 *Dayton, OH - 35 miles
 *Cincinnati, OH - 60 miles
 *Indianapolis, IN - 65 miles

INSPECTION DATES:

- Saturday, October 3rd @ 9-11 AM
- Saturday, October 17th @ 9-11 AM
- Saturday, October 24th @ 9-11 AM and Day of Sale @ 3-4 PM



PROPERTY LOCATION:

6652 SR 1, Milton, IN. From I-70 and State Hwy. 1 south thru Cambridge City and Milton (about 9 mi.) to Bentonville Rd. on the west side or 6 mi. north of Connersville on Hwy. 1. Sec. 23 & 24, Washington Twp. (15N R12E)

TRACT DESCRIPTIONS: All acreages are approximate.

TRACT 1: 45± acres with about 43 acres cropland. Frontage on St. Hwy. 1 and Bentonville Rd. 1.75 acres pasture east of the railroad. Good drainage outlet.

TRACT 2: 113± acres all cropland. Nice tract all in one field. About 1,439 ft. of frontage on Bentonville Rd. Buy with Tract 1 or with other combination. Nice tract.

car attached garage. Some original woodwork. 40' x107' pole barn with part concrete floor. 3 other barns, 2 bins with about 9,500 Bu. storage. Fenced pasture. What a great setting.

TRACT 4: 24± acres (Swing Tract) all cropland. Some fence here too. Has been in hay. Buy with Tract 3 and make a nice place in the country or Tract 2 for more cropland.



TRACT 3: 10± acres with pretty circa 1870 1½ story farmhouse with about 1,920 sq. ft., new kitchen, new windows, full basement and 2

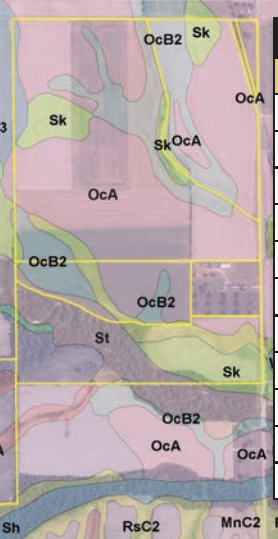
TRACT 5: 47± acres with about 24 acres cropland and 22 acres in Classified Forest woodland. Nice stream. Some good fence. Great recreation tract too.

TRACT 6: 95± acres with about 92 acres cropland. Lots of good Xenia and Fincastle soils. Drainage outlet crosses farm. Over ½ mi. frontage on Crawford Rd.

OWNER: EARLHAM COLLEGE

ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register by November 2, 2015 to bid online. For information on registering for online bidding, call Schrader Auction Company at 1-877-747-0212.



SOIL TYPES	
Code	Soil Name
OcA	Ockley silt loam
Xeb2	Xenia silt loam
OcB2	Ockley silt loam
Sk	Sleeth silt loam
FcA	Fincastle silt loam
St	Stonelick loam
ExC3	Eldean clay loam
SuC3	Strawn clay loam
MrA	Miami silt loam
RsC2	Russell silt loam
RsB2	Russell silt loam