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APRIL 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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						

800.451.2709
SchraderAuction.com

Productive
TILLABLE LAND AUCTION
WHITLEY COUNTY, INDIANA

157± acres
OFFERED IN 4 TRACTS

WEDNESDAY
APRIL 12 at 6PM
at Eagle's Nest Event Center, Columbia City, Indiana • online bidding available

2017 FARMING RIGHTS!

Productive
TILLABLE LAND AUCTION
WHITLEY COUNTY, INDIANA
 7± miles southeast of South Whitley • 12± miles south of Columbia City • 19± miles west of Fort Wayne
157± acres
OFFERED IN 4 TRACTS
 PEWAMO & BLOUNT SOILS
 EXCELLENT DRAINAGE OUTLETS
 POTENTIAL BUILDING SITES
 MATURE WOODS
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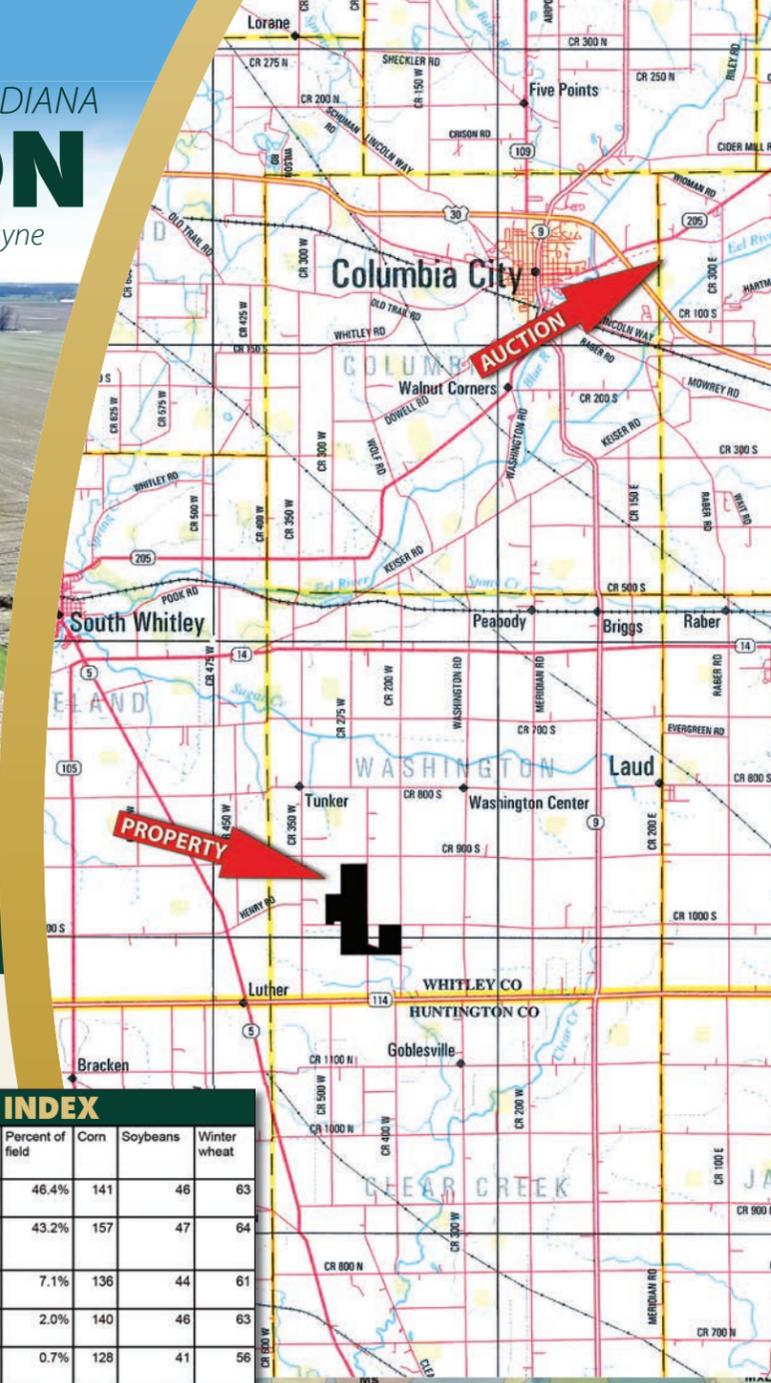
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**WEDNESDAY
APRIL 12 at 6PM**

held at Eagle's Nest Event Center, 125 S Eagle Glen Trail, Columbia City, Indiana, located in Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision.

157± acres
OFFERED IN 4 TRACTS

DIRECTIONS: From Intersection of SR 114 and SR 9 travel north on SR 9 1 mile to CR 1000 S (Whitley Co.) Turn left on CR 1000 S and travel 3 ½ miles to the property, on north and south side of the road.

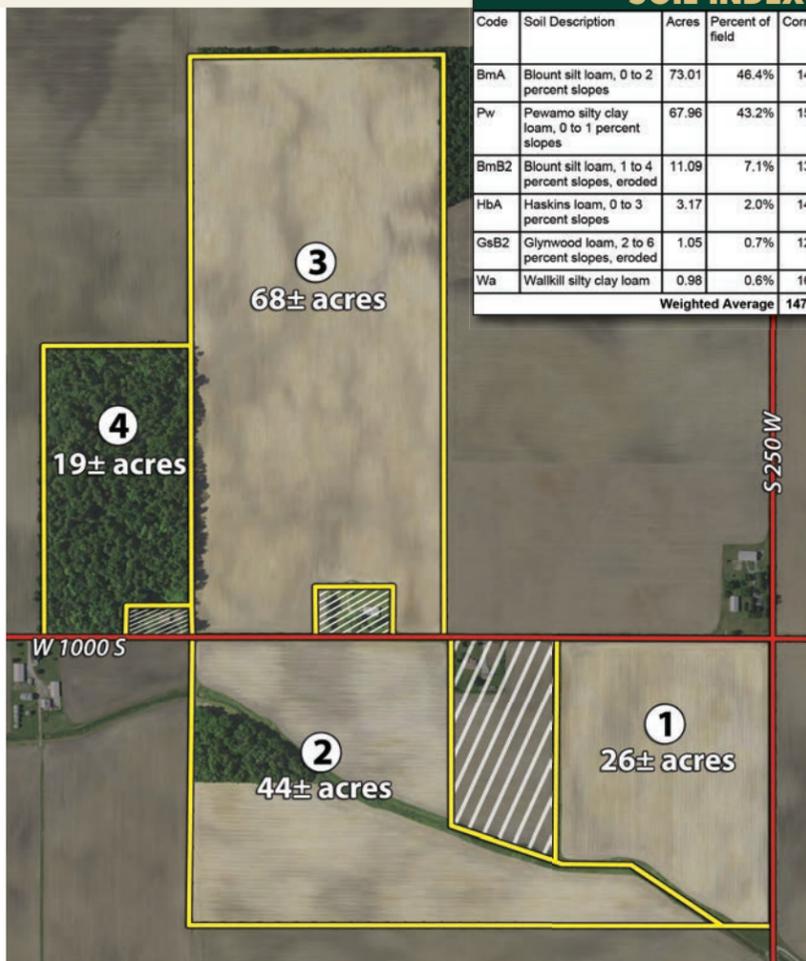
TRACT 1: 26± acres of productive farmland. 24.38± acres of cropland per FSA, including a high percent of Blount and Pewamo soils with good drainage outlets.

TRACT 2: 44± acres with a mix of productive tillable farmland and recreational wooded land. 38.03± acres of cropland per FSA, with a high percentage being highly productive Blount and Pewamo soils including good drainage outlets. Possible building tract for country home with highly productive income producing soils.

TRACT 3: 68± acres of level productive tillable farmland. Tract includes a mixture of Blount silt loam, Pewamo and some Glynwood loam. Combine with tracts 1 and 2 for 130.46± acres of total cropland and some of the most productive soils in this area.

TRACT 4: 19± acres of recreational wooded ground. Hunting and timber possibilities abound in this nice woods. Possible wooded building site with approximately 375 feet of road frontage on CR 1000 S.

OWNER: Keuneke Estate



Walk over inspection available at any time. Call Ritter Cox or Kevin Jordan for details.

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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.

TERMS AND CONDITIONS:

PROCEDURE: This property will be offered in 4 individual tracts or any combination of tracts, and as a total 157± acres. 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.

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.

DOWN PAYMENT: 10% down payment on the day of 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 bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: The balance of the purchase price is due at closing. Closing to be held within 30 days after auction or as soon as possible upon attaining subdivision approval if applicable.

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

POSSESSION: Immediate possession for farming purposes available. Contact Auction Company for details.

REAL ESTATE TAXES: Buyer shall assume the 2017 real estate taxes due in 2018. Buyer shall assume any 2017 Ditch Assessments due after closing.

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

SURVEY: The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

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 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 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.