

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 12 individual tracts, any combination of tracts, or as a total 421± 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.

DOWNPAYMENT: 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; cashiers 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

DEED: Sellers shall provide Trustee Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by January 30, 2018.

POSSESSION: At closing, 2018 crop rights and timber rights to be conveyed.

REAL ESTATE TAXES: Seller to pay installment due and payable 2018 credited at closing. Taxes estimated at \$5,295.94/yr. or \$12.58/acre.

ACREAGE: 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 acreage's.

FSA INFORMATION: See Agent.

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, either express or implied, concerning the property is made by the seller or the auction company. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.



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HEADQUARTERS:

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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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Great Recreational Tracts • Cropland Beautiful Potential Building Sites

Southeast Indiana • Rising Sun (Ohio Co.)



**ONLINE BIDDING
AVAILABLE**

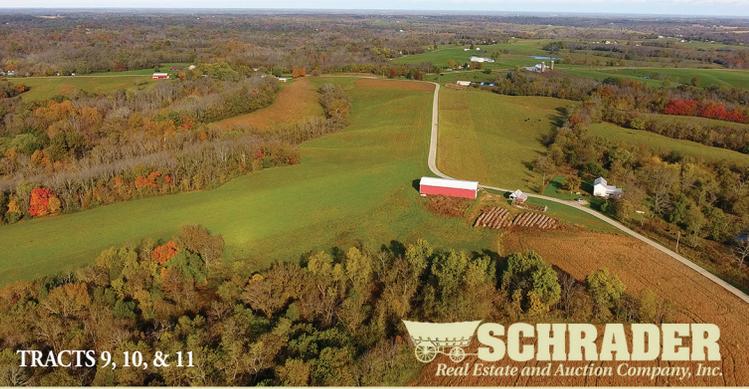
421[±] acres
IN 12 TRACTS

TRACTS 7 & 9

13± miles from Lawrenceburg/Aurora • 4 miles from Rising Sun Casino
About 40 mi. from Cincinnati • 25 mi. to Cincinnati International Airport

- 12 Tracts for Hunters, Home Builders, Farmers, Investors
- Municipal Water Available for Most Tracts

1 mi. Frontage on St. Hwy. 56 & About 1/2 mi. on Black Top Dibble Rd.
2 miles to Ohio River Marinas • Beautiful Timber Tracts
Possession at Closing • Scenic Tracts in Southern Indiana



TRACTS 9, 10, & 11

SCHRADER
Real Estate and Auction Company, Inc.

AUCTION
Tuesday, December 19 • 6 pm

held at the Ohio County Historical Society, Rising Sun, IN

Southeast Indiana • Rising Sun (Ohio Co.)

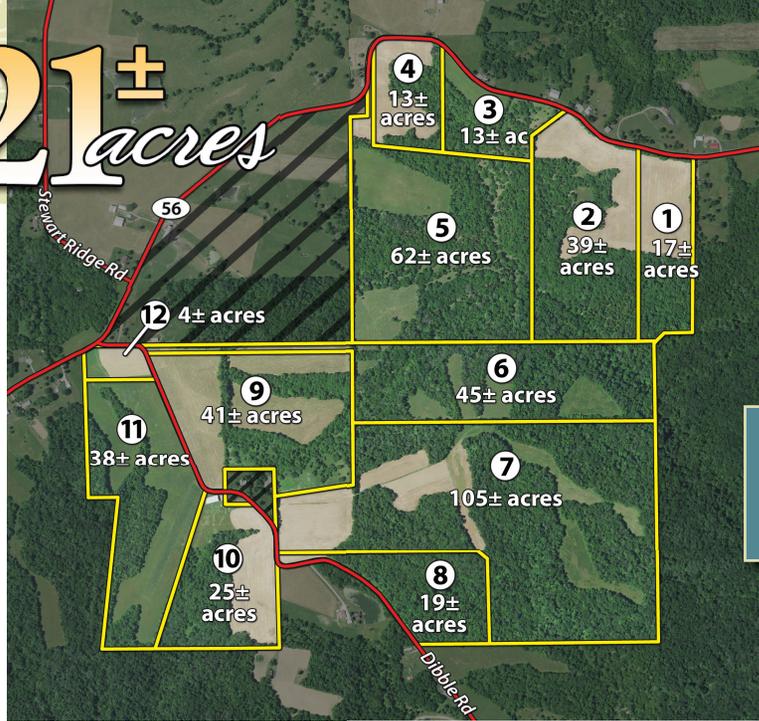
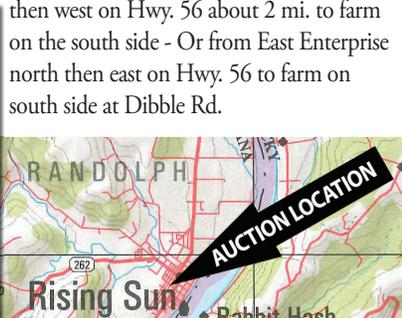
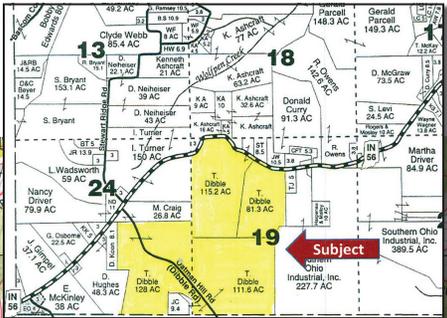
AUCTION

TUESDAY, DECEMBER 19 • 6 PM

421± acres

AUCTION SITE: Ohio County Historical Society, 212 South Walnut St., Rising Sun, IN 47040. On Hwy. 56 at the west end of Rising Sun.

PROPERTY LOCATION: 4 miles southwest of Rising Sun on Hwy. 56. From Rising Sun south on Hwy. 56 two miles to intersection on Hwy. 56 & Hwy. 156 then west on Hwy. 56 about 2 mi. to farm on the south side - Or from East Enterprise north then east on Hwy. 56 to farm on south side at Dibble Rd.



Inspection Dates:
 Tuesday, November 21, 9-11 AM
 Wednesday, November 29, 9-11 AM
 & Saturday, December 9, 9-11 AM
 Meet Agent on Tract 10.



TRACT DESCRIPTIONS: All acreages are approximate. Sec. 19 Twp. 3N R1W

TRACT 1: 17± acres with est. 8 acres cropland, 9 acres nice woodland. Good frontage on Hwy. 56. Nice tract for potential building sites. Rolling and scenic.

TRACT 2: 39± acres with 13± acres cropland and about 26 acres pretty rolling woodland with pond. Plenty of Hwy. 56 frontage and municipal water on the property. Great historical stone fence.

TRACT 3: 13± acres with 3± acres open cropland and est. 10 acres rolling woodland with stream. Lots of frontage on Hwy. 56 and municipal water.

TRACT 4: 13± acres with 7 acres cropland and 6 acres woodland. Great tract to own for whole family.

TRACT 5: 62± acres with 47± acres rolling woodland and 14± acres cropland. 375± ft. of owned frontage on Hwy. 56. Buy this in combination with Tracts 2, 3 and 4 for nice land pasture & woodland.

TRACT 6: 45± acres with 37± acres recreational land and 8± acres open land. 70± ft. of owned frontage on Dibble Rd. This can be your secluded retreat with no nearby houses.

TRACT 7: 105± acres with 79± acres pretty woodland and 26± acres open cropland. Good frontage on Dibble Rd. and municipal water access. Secluded and private with income from cropland.

TRACT 8: 19± acres with 2± acres open

cropland and 17± acres woodland with streams. Frontage on Dibble Rd. Municipal water access.

TRACT 9: 41± acres with 24± acres cropland/pasture, 17± acres of woodland. Most acres are used as pasture. Plenty of frontage on Dibble Rd. Many uses here.

TRACT 10: 25± acres with 11± acres cropland and 14± acres woodland. Good 45' x 108' barn.

TRACT 11: 38± acres with 27± acres cropland and 11± acres woodland. Plenty of frontage on Dibble Rd.

TRACT 12: 4± acres. All open cropland at the corner of Hwy 56 & Dibble Rd. Nice corner tract with municipal water.

For Information call: Sales Managers:
 Steve Slonaker: 877-747-0212 or 765-969-1697
 or Andy Walther: 765-969-0401

ONLINE BIDDING
 You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

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OWNER: THELMA DIBBLE IRREVOCABLE TRUST, SHERRY TIMMS, TRUSTEE

