

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in individual tracts, any combination of tracts and as a total 81.54± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Personal Representative &/or Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, 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 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 subject to tenant rights for the 2017 crop.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. 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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised 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.**

81.54± AUCTION

acres offered in 3 Tracts

Tuesday, March 13 at 6:00pm



P.O. Box 508, 950 N. Liberty Drive,
Columbia City, IN 46725

800-451-2709 • SchraderAuction.com

SALE MANAGERS: Roger Diehm 260-318-2770
& Robert Mishler 260-336-9750
AC63001504, AU11200038, AU08701553



81.54± AUCTION

acres offered in 3 Tracts

Southeast
LaGrange Co, IN

Tuesday, March 13
at 6:00pm

Don't miss this opportunity to buy crop & hunting land with possible building sites!

800-451-2709 • SchraderAuction.com



ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

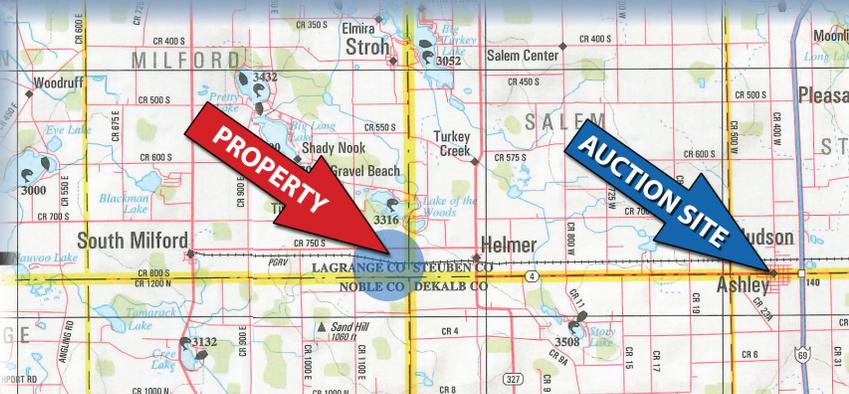
81.54[±] ACRES AUCTION

offered in 3 Tracts

Tuesday, March 13 at 6:00pm

DIRECTIONS: Located east of South Milford, Indiana, 3 1/2 miles on 750 S. Watch for signs.

AUCTION LOCATION: Held at the Ashley Fire Department, 101 S Union Ave, Ashley, IN 46705.



TRACT DESCRIPTIONS: South East LaGrange County, Indiana, Milford Township, section 36

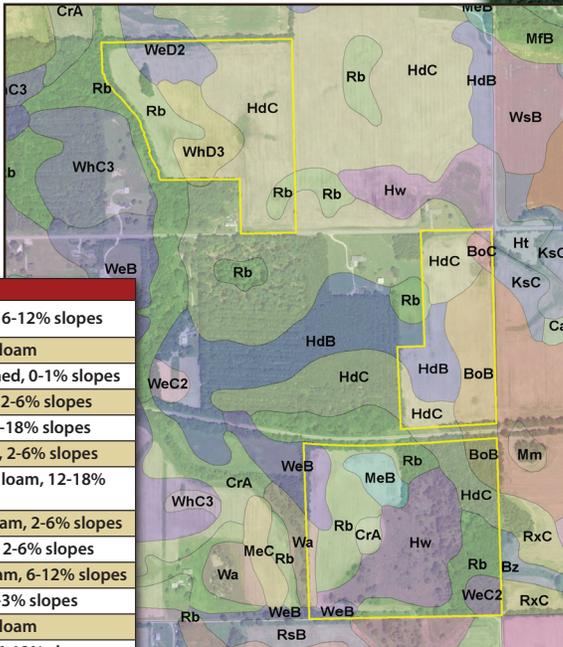
TRACT 1: 28[±] ACRES mostly all tillable with 390' of road frontage on 750 S. This tract is rolling and would make a beautiful building site. 26.39[±] FSA acres.

TRACT 2: 17.21[±] ACRES mostly all tillable with 495' of road frontage on 750 S. FSA shows 17[±] tillable acres.

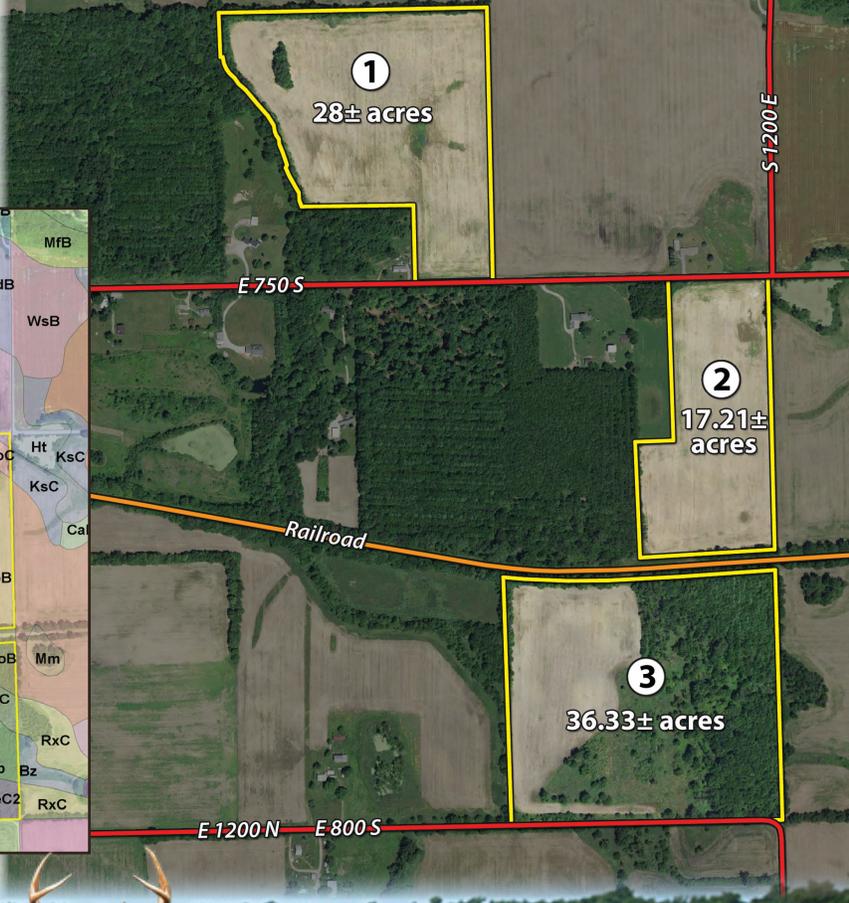
TRACT 3: 36.33[±] ACRES wooded, hunting ground and marshy area with tillable ground. 1320' frontage on 800 S. (LaGrange/Noble Co line) 12.55[±] FSA acres.

INSPECTION DATE:
Monday, February 26 • 4 - 6pm
Meet a Schrader representative on Tract 2

Don't miss this opportunity to buy crop and hunting land with possible building sites!



Code	Soils
HdC	Hillsdale sany loam, 6-12% slopes
Rb	Rensselaer loam
Hw	Houghton muck, drained, 0-1% slopes
BoB	Boyer loamy sand, 2-6% slopes
WhD3	Wawasee loam, 12-18% slopes
HdB	Hillsdale sany loam, 2-6% slopes
WeD2	Wawasee fine sandy loam, 12-18% slopes
WeB	Wawasee fine sandy loam, 2-6% slopes
MeB	Metea loamy sand, 2-6% slopes
WeC2	Wawasee fine sandy loam, 6-12% slopes
CrA	Conover loam, 0-3% slopes
Wa	Wallkill silt loam
BoC	Boyer loamy sand, 6-12% slopes



OWNERS: Southport Holdings LLC
SALE MANAGERS: Roger Diehm 260-318-2770 & Robert Mishler 260-336-9750



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 Schrader Auction Co. 800-451-2709.



800-451-2709 • www.SchraderAuction.com

