

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a single 11.5-acre unit.

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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. The real estate shall sell at Absolute Auction without reserve.

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

DEED: Seller shall provide a Special Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The real estate taxes shall be prorated on a calendar year basis to the date of closing. Taxes for 2016 due in 2017 were \$9,464.50.

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. Inspection dates have 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.

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

MINERAL RIGHTS: All mineral rights owned by the Seller shall be conveyed with the real estate.

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.

SCHRADER Absolute AUCTION

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

BRAD HORRALL
812-890-8255

#AC63001504 • #AU01052618



APRIL 2018

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					

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LIVE INTERNET BIDDING AVAILABLE



Daviess County
Washington, IN

11.5 acres

- (2) 50' x 500' Finishing Houses
- 50' x 300' Brooder House
- 40' x 80' Litter Storage Building

Turkey Facility
ABSOLUTE

AUCTION

WITHOUT RESERVE

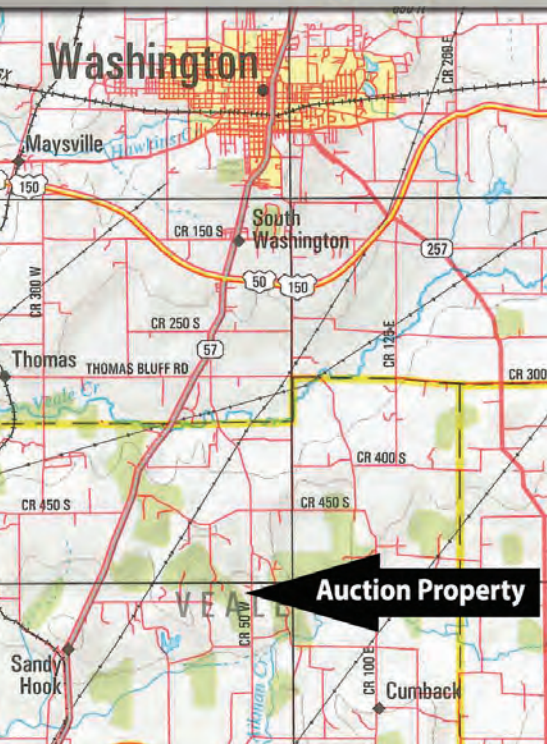
 **SCHRADER**
Real Estate and Auction Company, Inc.

WEDNESDAY, APRIL 25 • @ 1:00 PM

Turkey Facility ABSOLUTE AUCTION

WITHOUT RESERVE

Wednesday, April 25 • 1 PM



Daviess County
WASHINGTON, IN

Inspections:
MONDAY, APRIL 16
10AM – 12 Noon

PROPERTY: 5601 S 50 W, Washington, IN 47501.

Directions from the jct. of US Hwy 50 & Hwy 57, take Hwy 57 south 1 mile to Co. Rd. 100 S, turn left (south) and proceed 3 miles to the property.

AUCTION SITE: Auction shall be conducted on site.

The property consists of 11.5 acres more or less having a level to slightly sloping topography with gravel driveways and public water.

Improvements to the land include:

BROODER HOUSE: 50'x300' wood frame with aluminum exterior and concrete floor built in 2007. A flexible auger feeding system provides feed from metal bulk bins. Drinking water is provided by Biddie & dry drinkers. Ventilation is provided by winch control side curtains & electric fans on timers.

FINISHING HOUSES: (2) 50'x500' wood frame with aluminum exterior & earthen floors. Flexible auger feeding system with bulk bin storage. Drinking is provided via Plasson plastic waterers. Ventilation is provided by side curtains and tunnel ventilation.

LITTER STORAGE BUILDING: 40'x80' with 30' eaves, concrete floor with 9' high concrete walls, above is wood frame construction. There is a large entry way well suited for placing and removing litter and compost. Built in 2012.

OWNER: FIRST FARMERS BANK AND TRUST CO.



FINISHING HOUSES



FINISHING HOUSE



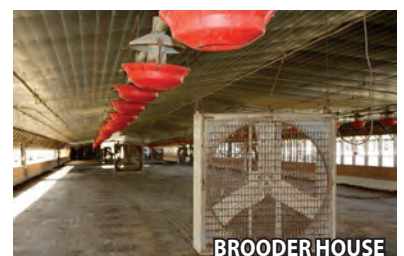
FINISHING HOUSE



FINISHING HOUSE



BROODER HOUSE



BROODER HOUSE



BROODER HOUSE

SALE MANAGER: Brad
Horrall, 812-890-8255

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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.



LITTER STORAGE



LITTER STORAGE

