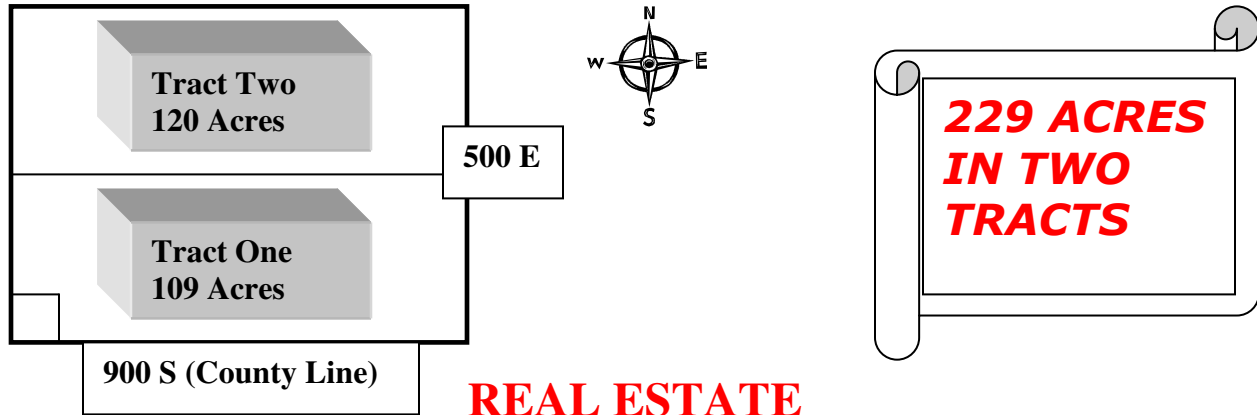




**MADISON TOWNSHIP FARMS IN JAY COUNTY
PUBLIC AUCTION
WEDNESDAY, DECEMBER 1, 2010 @ 4:00 P.M.
8408 S. 500 East, Portland, IN**



Go 9 miles south of Portland, IN on US 27 to 900 S, then go east 5 miles on 900 S to 500 E. or go west of New Weston, Oh. on St. Rt. 705 (turns into New Weston-Ft. Loramie Rd. west of St. Rt. 49) 8 miles to State Line Rd., then go South on St. Line Rd., 2 miles to 900 S, then go west 4 miles on 900 S to 500 E (corner 500 E & 900 S)



REAL ESTATE

TRACT ONE: 109 acres more or less of bare land. This parcel is systematically tiled & a good productive parcel. The woods on this parcel is not selling, therefore will be surveyed off. An estimated 107 tillable acres.

TRACT TWO: 120 acres more or less with an estimated 24 acres of woods and 90 tillable acres. This parcel is systematically tiled and a good productive parcel. Also included is a 1 ½ story home with 4 bedrooms, 2 baths, living room, family room, & kitchen/dining. The home is subject to lead based paint disclosure. If a prospective buyer requests an inspection, it must be completed prior to the auction at the buyer's expense.

TERMS ON REAL ESTATE: Both parcels are in Section 31 of Madison Township, County of Jay, State of Indiana. Tract One & Two; \$25,000.00 down on each tract day of auction, balance at closing on or before December 31, 2010. Seller to pay the Real Estate taxes & assessments due & payable in May & Nov. 2011, buyer to pay all future. Possession of land day of auction, home at closing. Auctioneer represents the sellers. Parcels to be sold by the acre. Tracts will be offered in order & will not be offered together. Real Estate is selling with reserve. Any statements made day of sale supersedes all prior statements or advertisements. CHECK WITH YOUR LENDER FOR FINANCING & COME TO THE AUCTION PREPARED TO BID.

****OPEN HOUSE WED., NOVEMBER 10, 2010 FROM 4-6 P.M. OR BY APPOINTMENT****

AUCTIONEERS NOTE: IF YOU ARE LOOKING TO ADD TO YOUR PRESENT FARMING OPERATION, DON'T MISS THIS OPPORTUNITY. FOR AN INFORMATION PACKET, CALL OR EMAIL TODAY!

OWNERS: ED AND SALLY WERLING



RANDY EVERS REAL ESTATE BROKER AND AUCTIONEER
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