

TERMS AND CONDITIONS PROCEDURE:

The property will be offered as one complete tract.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Personal Representative's and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before February 23, 2019. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 75/25 between Buyer and Seller respectively. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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
REAL ESTATE & AUCTION

of Fort Wayne

7009 N. River Road,
Fort Wayne, IN 46815

SALE MANAGER: Jerry Ehle
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725



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SchraderFortWayne.com

JANUARY 2019						
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	31		

Land
AUCTION
Allen County, IN

Land
AUCTION
Allen County, IN

19.55±
acres

**All Tillable
Possible Building Sites,
Sewer Nearby!**

Offered as 1 Complete Tract Only!

THURSDAY, JANUARY 24 • 6:00 PM

866-340-0445 • SchraderFortWayne.com • Online Bidding Available



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne

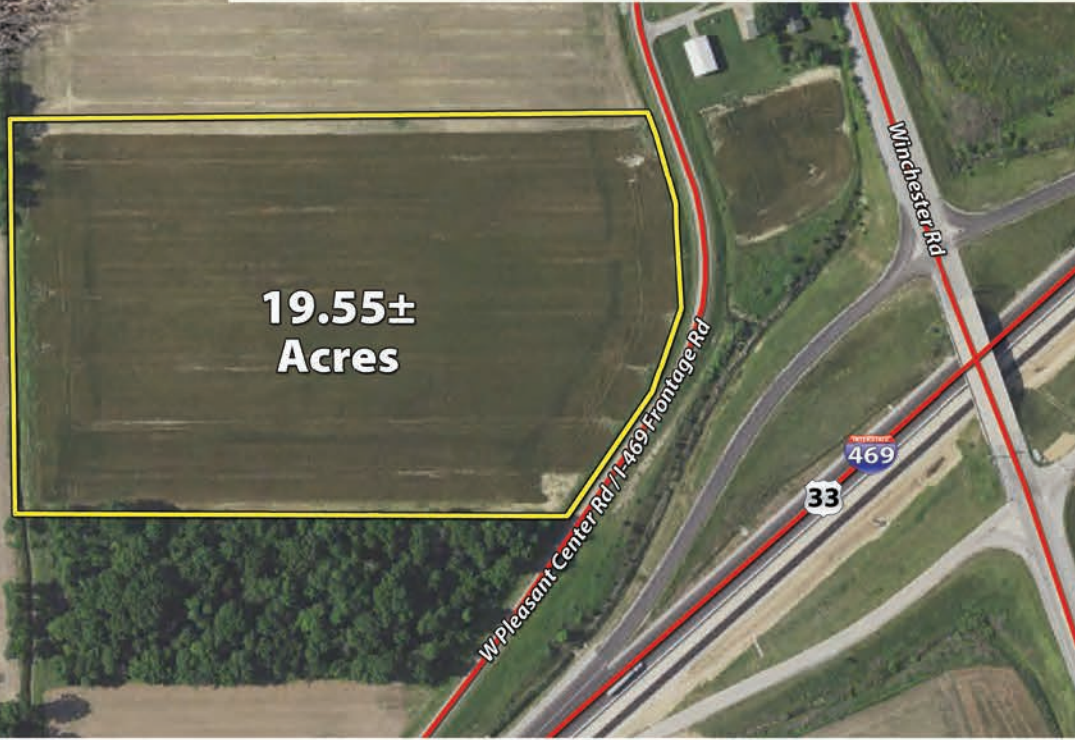
19.55± Acres Land AUCTION

Allen County, IN

THURSDAY, JANUARY 24 • 6:00 PM

**All Tillable
Possible Building Sites,
Sewer Nearby!**
Offered as 1 Complete Tract Only!

PROPERTY LOCATION: In Section 13 of Pleasant Township, Located on Pleasant Center Road, just off of Winchester Road, near the I-469 interchange
AUCTION LOCATION: The auction will take place at the St. Aloysius School at 14607 Bluffton Road, Fort Wayne.



**19.55±
Acres**

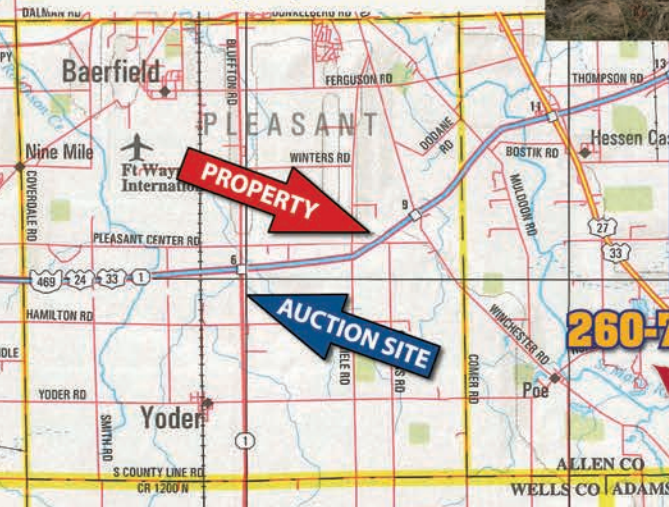
PROPERTY DESCRIPTION:

The property has nearly 750 feet of road frontage along Pleasant Center Road. It is mostly level with slight elevation across the middle. The west property line borders the Wm Kraus drain. The soils are mostly Blount silt loam with the west portion being Pewamo silty clay. The location is adjacent to the I-469/Winchester Road intersection. Great visibility for a potential business site. It is currently zoned A-1.

This could be a great investment property as other markets fluctuate!

Stop out and meet a Schrader Representative at the property!

TUESDAY, JANUARY 8 • 4-6PM
or call office for details.



For maps and photos go to schraderfortwayne.com

SELLER:
PAUL H. SWARTZ ESTATE
AUCTIONEER:
JERRY EHLE

260-749-0445 • 866-340-0445



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.