

Terms & Conditions

PROCEDURE: The property will be offered in 1 Tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: The successful bidder will be required to enter into a purchase agreement at the auction's site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before November 7. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession subject to 2014 crop harvest. Seller shall receive the Owner's share of 2014 Cash Rent.

REAL ESTATE TAXES: The Real Estate Taxes shall be Prorated to the date of closing. Buyer shall pay all ditch assessments due in 2014.

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

SURVEY: Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

Estate LAND AUCTION
20[±] Acres
Offered in 1 Tract

Northeast Fort Wayne • Allen County

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

AUCTIONEER: JERRY EHLE
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OCTOBER 2014

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	9	10	11
		6	7	15	16	17
5	12	13	14	22	23	24
	19	20	21	28	29	30
		26	27			

Estate LAND AUCTION

Northeast Fort Wayne
Allen County

20[±] Acres
Offered in 1 Tract

- DEVELOPMENT
- INVESTMENT
- FARM LAND



ONLINE BIDDING
AVAILABLE

Monday, October 6th
6:00pm



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne

Estate LAND AUCTION

20[±] Acres Northeast Fort Wayne
Allen County

Offered in 1 Tract

Monday, October 6th
6:00pm

PROPERTY LOCATION: 8700 Block of Maysville Road

AUCTION LOCATION: Held at Goeglein's Catering –
7311 Maysville Road

- Zoned Residential
- Fort Wayne Public Water & New Haven Public Sewer
- Approx. 650 feet of road frontage along Maysville Rd.
- Approx. 700 feet of road frontage along Parent Rd.
- Located adjacent to Landin Meadows subdivision
- Located just east of Golden Years Communities

Annual Taxes: \$792.20



**CALL OFFICE TO MEET AT THE PROPERTY
OR FOR MORE INFORMATION!**



SELLER: The Marshall Thimlar Estate

ATTORNEY: Douglass Runyan

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 Kevin Jordan at Schrader
Auction Co. - 800-451-2709.



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