

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a unit. There will be open bidding on all tracts (subject to "swinging tract" limitations) and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations 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 successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner-party shall be deemed an invite 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.

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. 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. Combination purchases will receive a percentage survey only.

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 of 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 Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion and discretion of the Auctioneer. The Auctioneer are final.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



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NOVEMBER 2014											
Sun	Mon	Tue	Wed	Thu	Fri	Sat	1	2	3	4	5
								6	7	8	9
								10	11	12	13
								14	15	16	17
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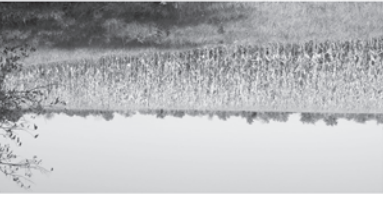
JAY COUNTY,
INDIANA

48 ±
acres
offered in 3 tracts



real estate
AUCTION
MONDAY, NOVEMBER 24th • 6 PM
held at the Jay County Community Center, 115 E. Water Street, Portland

48 ±
acres
offered in 3 Tracts • JAY COUNTY, IN



JAY COUNTY
INDIANA

48 acres

real estate

AUCTION

Monday, November 24th • 6 PM

PROPERTY LOCATION: 8305 S 600 W, Portland, IN. 2 miles south of Redkey on SR 1 to CR 800S, then east 3 miles to CR 600W, then south ¼ mile to property.

AUCTION LOCATION: Jay County Community Center at the intersection of US 27 & SR 26 East (115 E. Water St., Portland).

TRACT DESCRIPTIONS:

TRACT 1 – 24± acres with frontage on CR 600W. The 22 tillable acres on this tract consist of Pewamo, Blount, & Glynwood soils.

TRACT 2 – “SWING TRACT” this 22± acre tract must be purchased by an adjoining landowner or the buyer of Tract 1. Approximately 15 acres are currently being farmed on this tract.

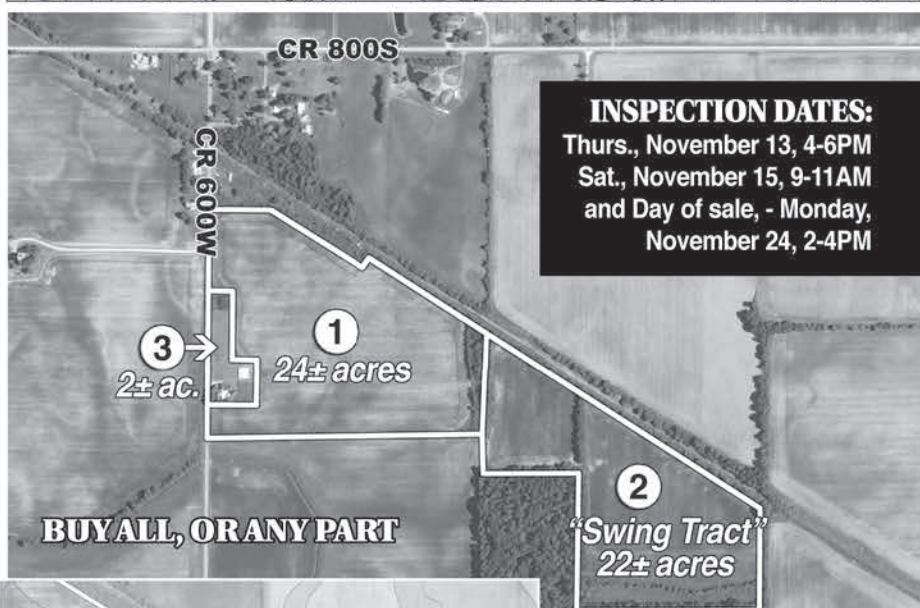
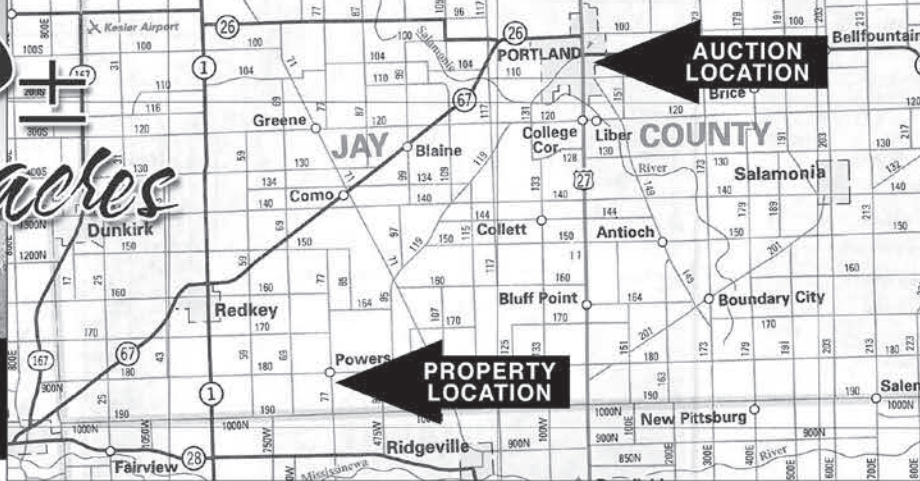
TRACT 3 – 2± acres with 1773 sq. ft. 2 story home 3 BR and 1 bath, 40'x48' pole barn, and plenty of room for the children to get outside and play.



OWNER:
Kathleen Thornburg
Living Trust –
Carol Spiczka,
Trustee

Auction Managers:
Mark Smithson
765-744-1846 and
Gary Boggs

SCHRADER
Real Estate and Auction Company, Inc.
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INSPECTION DATES:
Thurs., November 13, 4-6PM
Sat., November 15, 9-11AM
and Day of sale, - Monday,
November 24, 2-4PM



SOIL TYPES

Code	Soil Name
BIA	Blount-Glynwood
Pm	Pewamo silty clay
GsB3	Glynwood clay loam

