

TERMS & PROCEDURES

PROCEDURE: This property will be offered in 3 individual tracts and any combination of tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and tract combinations.

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 Seller's acceptance or rejection.

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.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 30 days from auction. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

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

POSSESSION: Possession of land is at closing.

REAL ESTATE TAXES: Buyer shall assume the 2015 real estate taxes due in 2016. Buyer shall assume any 2015 Ditch Assessments.

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

SURVEY: The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres except on Tract 4, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

AGENCY: Schrader Real Estate and 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 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.

land and 74[±] ACRES IN 3 TRACTS AUCTION

Dekalb County, Indiana



P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

800-451-2709
260-417-2467

Auction Managers:

Rick Williams & Ritter Cox

#AC63001504, #AU10000259, #AU08600254

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22	23	24	25	26	27	28
29	30	31				

SchraderAuction.com

Dekalb County, Indiana

74[±] ACRES IN 3 TRACTS

Productive, Tillable Farmland

TUESDAY, MARCH 10
6:00 PM

land AUCTION



ONLINE BIDDING AVAILABLE



74[±] ACRES IN 3 TRACTS



land AUCTION

TUESDAY, MARCH 10 • 6:00 PM

PROPERTY LOCATION: From Butler at the intersection of S.R. 1/U.S. 6 go East on U.S. 6 approx. 3 miles to CR 79. Turn left (North) and go 3 miles to the property. Or from Butler at the intersection of S.R. 1/U.S. 6, go north on S.R. 1 approximately 3 miles to CR 12. Turn right (east) and go 3 miles to the property.

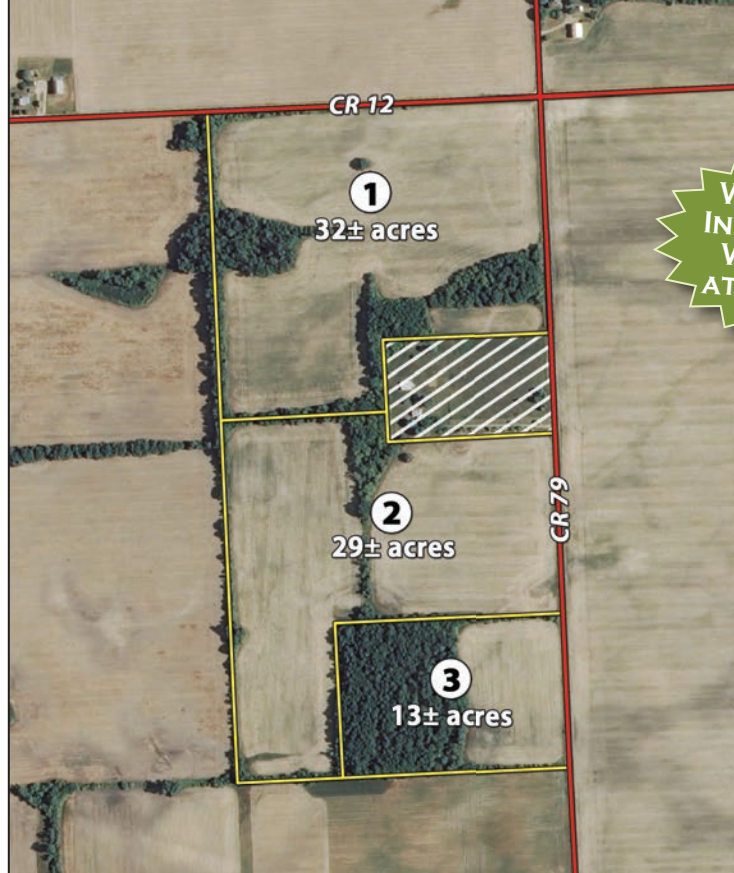
AUCTION LOCATION: Butler American Legion located at 118 N. Broadway (a.k.a. S.R. 1), Butler, IN 46721

Seller: Patricia Mann

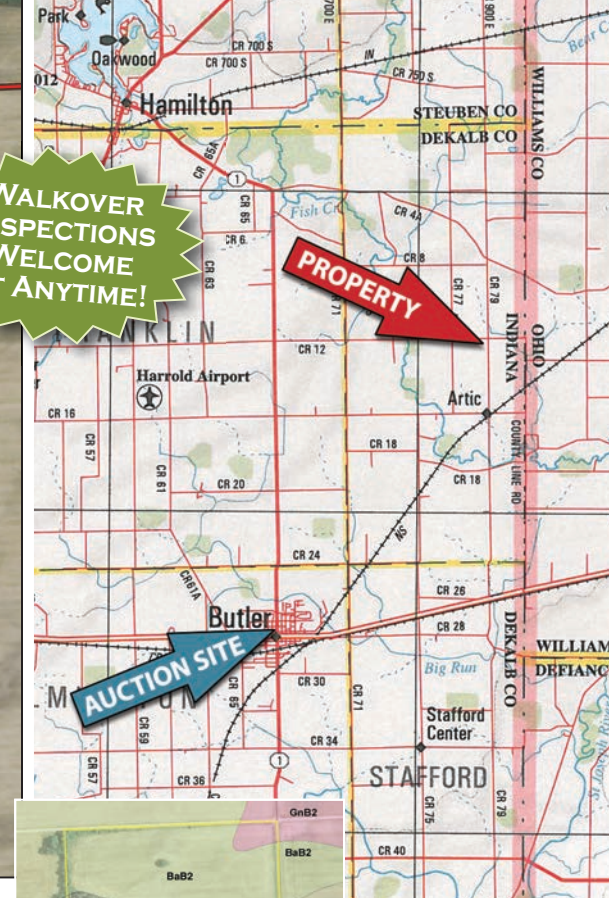
Auction Managers:

Rick Williams • 260-417-2467 (cell)

Ritter Cox • 260-609-3306 (cell)



**WALKOVER
INSPECTIONS
WELCOME
AT ANYTIME!**



TRACT 1: 32± ACRES with 24.53 tillable acres. Primary soil types are Pewamo Silty Clay Loam, Blount Silt Loam and Rawson. This tract has frontage on both CR 12 and CR 79.

TRACT 2: 29± ACRES with 25.83 tillable acres. This tract also features Pewamo Silty Clay Loam and Blount Silt Loam. This tract has ample road frontage on CR 79.

TRACT 3: 13± ACRES with 4.93 tillable acres and the balance in mixed hardwoods. The predominate soils are Blount Silt Loam and Pewamo Silty Clay Loam. This tract has road frontage on CR 79. Investigate the potential of a secluded building site or a recreational hunting retreat.



SOILS

Symbol	Name
BaB2	Blount
GnB2	Glynwood
Pe	Pewamo
RaB	Rawson
HaA	Haskins



**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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CR 79