

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 5 tracts and any combination of the five tracts. There will be open bidding on all tracts and the combination during the auction as determined by the auctioneer. Bids on each tract, tract combination and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing.

POSSESSION: Possession shall be given on the day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. The Seller and the successful bidder(s) shall each pay half

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

DEED: Seller shall provide a Warranty Deed.

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

AGENCY: Schradder 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 an "AS IS, WHERE IS" basis and no warranty or representation either expressed or implied, concerning the property is made by the

(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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres if a new survey is determined to be necessary, except on Tract 1 and any combination with Tract 1.

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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 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 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.



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SCHRADDER CORPORATE OFFICES
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • SchradderAuction.com

SchradderFortWayne.com
EhleAuctions.com

EAST ALLEN COUNTY
HARLAN, INDIANA

Land AUCTION

Monday, April 13
at 6:00 pm

held at South Scipio United Brethren Church
24990 Antwerp Road, Harlan, IN



Offered in 5 Tracts
from 6.6± to 19± Acres

6± Acres



6± Acres
EAST ALLEN COUNTY
HARLAN, INDIANA

EAST ALLEN CO.
HARLAN, IN

Land AUCTION

Monday, April 13 • 6 pm

AUCTION HELD AT SOUTH SCIPIO
UNITED BRETHREN CHURCH,
24990 ANTWERP ROAD, HARLAN, IN

PROPERTY LOCATION: 11,000 block
of South Scipio Road and Knapp Road.
Located just south of Antwerp Road, and north of
Notestine Road

TRACT 1: 12 Acres; All tillable with approximately
400 feet of road frontage along Knapp Road. This is a
rectangular tract and is all Haskins loam soils.

TRACT 2: 16.6± Acres; All tillable with approximately
450 feet of road frontage along S. Scipio Road. This
tract is mostly Haskins loam soils.

TRACT 3: 12± Acres; All tillable with over 650 feet of
road frontage along S. Scipio Road. This tract is mostly
Hoytville silty clay loam.

**Purchase the combination of Tracts 1 - 3 for a 40 acre
farm on the west side of S. Scipio.*

TRACT 4: 19± Acres; All tillable with over 800 feet of
road frontage along S. Scipio Road. This tract is all
Haskins loam soils.

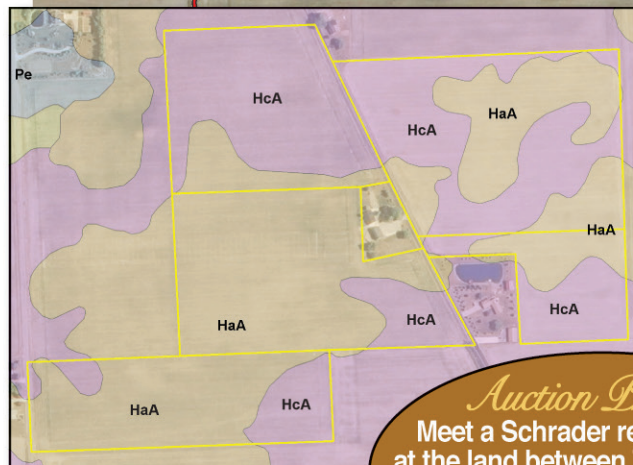
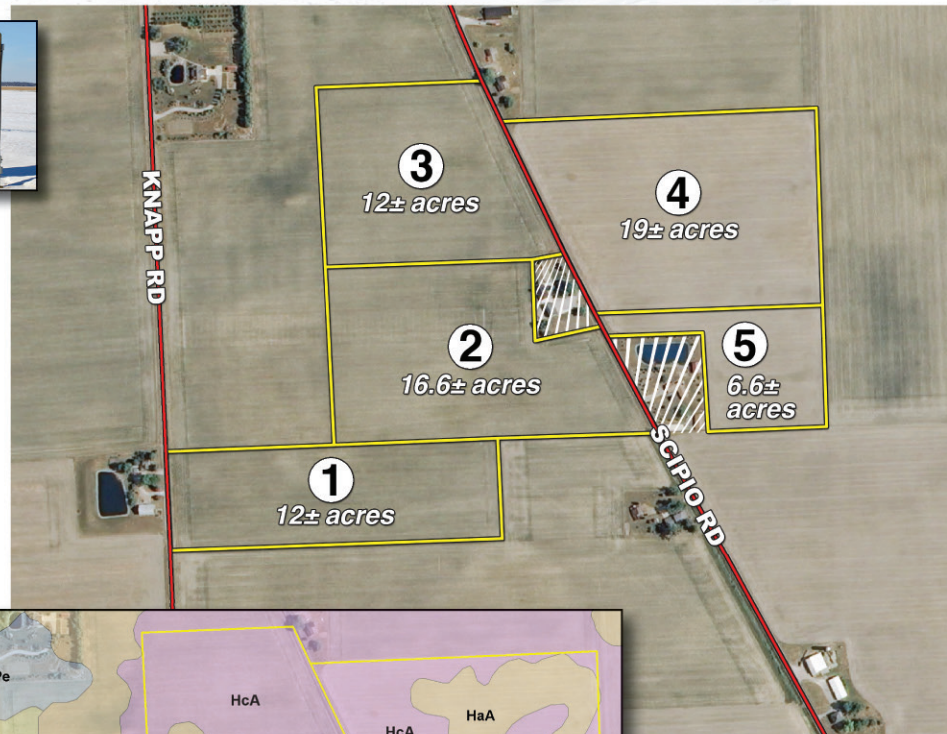
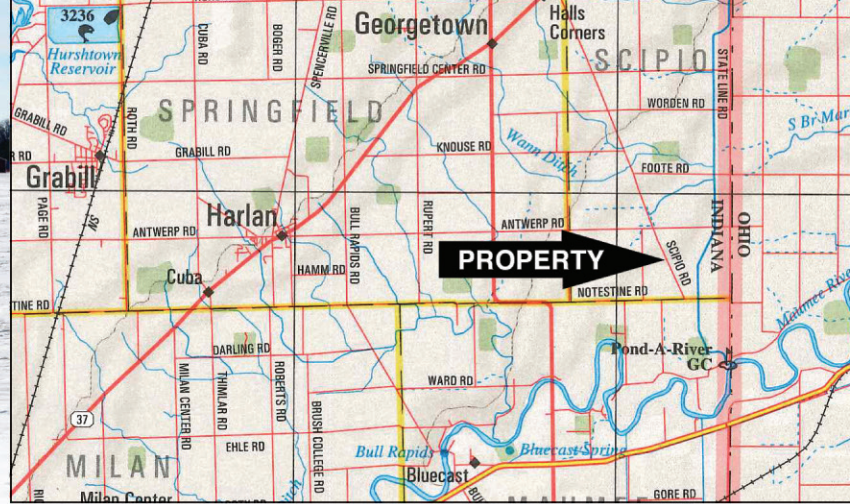
TRACT 5: 6.6± Acres; All tillable with 120 foot access
off of S. Scipio. This Tract offers a possible building
site. It is all Haskins loam soils.

**Purchase the combination of Tracts 4 & 5 for a 25+
acre mini farm site!*

SELLERS: STEVEN AND PEGGY STIVER
AUCTIONEER: JERRY EHLE

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

260-749-0445 • 866-340-0445
www.schraderfortwayne.com



Auction Preview:

Meet a Schrader representative
at the land between Tracts 3 & 4 on
Monday, March 16 from 5 - 7pm.
Walk-over inspections
permitted.

