



*held at Lebanon Park Pavilion*

**TUESDAY, APRIL 14 AT 6:00PM**

**LAND AUCTION**

*Adams County, Indiana*

*offered in 1 tract*

**81.11±**

**80.2± ACRES TILLABLE**

**IMMEDIATE POSSESSION**

SCHRADERAUCTION.COM

260.760.8922 • 800.794.4320

**Auction Manager:**  
*Al Pfister*

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	<b>14</b>	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**APRIL 2015**

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950 N Liberty Dr • Columbia City, IN 46725

Real Estate and Auction Company, Inc.

**SCHRADER**

#AC3001504 #AU0900264

## AUCTION TERMS & CONDITIONS

**PROCEDURES:** The property will be offered as 1 individual tract. The auction will be in the form of cash at closing. The down payment may be made in the form of cash; cashiers 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:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated 30-45 days after auction.

**POSSESSION:** If accepted, the successful bidder will have immediate possession.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**ACRAGE:** A survey is posted.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND AGENCY 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. 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 the Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as to persons' credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**STOCK PHOTOGRAPHY:** Photos are for illustrative purposes only and are not of the auction property.



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acres

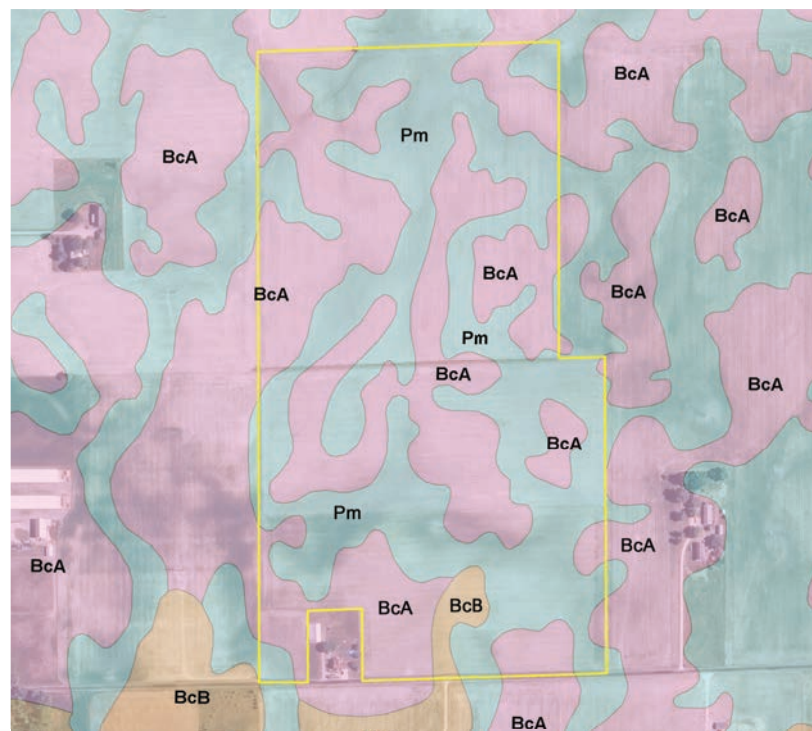
*offered in 1 tract*

- Soils are predominantly Blount Silt Loam & Pewamo Silty Clay
- Located on CR 300 S between CR 600 W and CR 500 W. Part of Section 15, French Township, Adams County, Indiana

**AUCTION:** Lehman Park Pavilion  
212 Park Ave, Berne, IN 46711

*East of US 27 on the South Side of Berne*

**OWNER:** Apostolic Christian  
Church of Bluffton Inc. and  
Apostolic Christian Church of  
Bluffton North Inc.



Code	Soil Description	Acres	Percent of field	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat	Grass legume pasture
BleA	Blount silt loam, end moraine, 0 to 2 percent slopes	40.31	49.7%		5	140		45	63
Pm	Pewamo silty clay	39.41	48.6%		5	147	10	40	59
BleB	Blount silt loam, end moraine, 2 to 4 percent slopes	1.45	1.8%		5	136		43	61
Weighted Average					5	143.3	4.9	42.5	61

**SCHRADER**  
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**AUCTION MANAGER: AL PFISTER**

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