

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 tracts and the combination of the two tracts. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract, and the total property may compete.

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 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. 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 Corporate 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.

POSSESSION: Possession shall be given on the day of closing, immediately following the closing. Buyer may get immediate possession with an additional 10% down on day of sale.

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 (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 and surveyed acres if a new survey is determined to be necessary.

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 an "AS IS, WHERE IS" basis and no warranty or representation 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 in this brochure is subject to verification by all parties



7009 N. River Road
Fort Wayne, IN 46815

Auctioneer: Jerry Ehle
260-749-0445 • 866-340-0445

#AC63001504, #AU19300123
CORPORATE HEADQUARTERS

950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709

Follow us on:




866-340-0445

www.EhleAuctions.com
www.SchraderFortWayne.com

APRIL 2015						
Sat	Sun	Mon	Tue	Wed	Thu	Fri
4				1	2	3
11				8	9	10
18				15	16	17
25				22	23	24
				29	30	

Land Auction

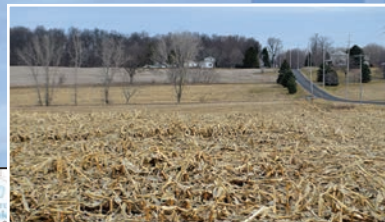
Steuken County

35±
acres
in 2 Tracts

PRODUCTIVE TILLABLE SOILS • ELEVATED WALK-OUT BUILDING SITES
HUNTING & RECREATION • MINI FARM SITES

35±
acres
IN 2 TRACTS
Steuken County


 at Lake Missionary Church, 9030 W. US 20, Angola



35± acres Land AUCTION

SATURDAY, APRIL 18 • 10 AM

Auction held at Lake Missionary Church, 9030 W. US 20, Angola

PROPERTY LOCATION: 1600 BLOCK OF S. 800 W. HUDSON, INDIANA

(Located 1 1/2 miles south of U.S. 20 or
2 miles north of Salem Center)

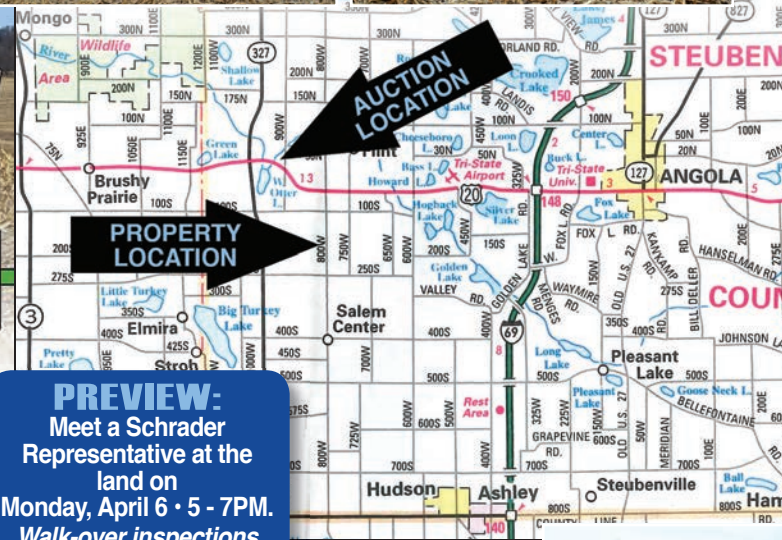
TRACT 1: 18.5 ACRES, This tract is mostly tillable with an elevated view overlooking the valley below. There is a small wooded area in the back with trees along the open drain, making for a great hunting spot. There is 1,020 feet of road frontage along S 800 W. This tract offers a great mini farm site with level tillable land and slopes down to the drain for potential pasture or hay fields. See soils map for combination of soil types. This tract has a 3.46 acre filter strip along the open drain. The filter strip contract runs through 2016. It will be the Buyer's obligation to maintain this filter strip for the remainder of the contract.

TRACT 2: 16.5 ACRES, This tract is also mostly tillable with the wooded area to the back along the open drain. There is 130 feet of access off of S 800 W. This tract rolls up to a very scenic elevated plateau. An awesome potential walk-out building site! See soils map for combination of soil types.

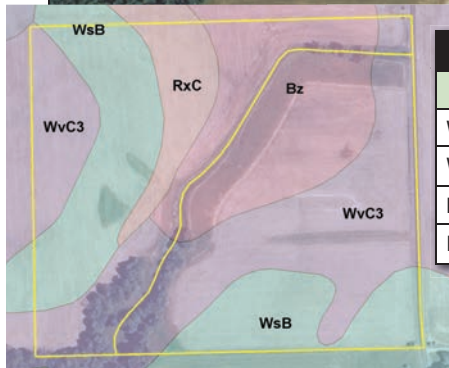
Seller:
Wilson Heritage, Inc.

Auctioneer: Jerry Ehle

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com



PREVIEW:
Meet a Schrader
Representative at the
land on
Monday, April 6 • 5 - 7 PM.
Walk-over inspections
permitted.
For more information,
call the office at
866.340.0445!



SOIL TYPES

Code	Soil Name
WvC3	Wawasee sandy clay loam
WsB	Wawasee loam
Bz	Brookston loam
RxC	Riddles sandy loam

