

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered at oral auction in 3 tracts and any combination of these tracts.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tract or combination 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 Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** The Seller shall provide

title insurance in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed.

**CLOSING:** Closing shall take place 45 days after auction date, or as soon thereafter as applicable closing documents are completed.

**POSSESSION:** Possession shall be at closing 2015; buyer will pay all taxes thereafter.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** New surveys will be completed only if necessary for the closings. The Seller shall determine any need for a new survey and shall order survey. The cost for a new survey if required for the closing shall be shared 50/50 between buyer and seller.

**FSA INFORMATION:** Contact Auction Company, and seller.

**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.

**DISCLAIMER AND AGENCY:** Schradar Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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are approximate. Each potential bidder is responsible for conducting his or her own independent investigation concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability 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.

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



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**AUCTION MANAGER:**  
Gary Boggs • 260-244-7606  
#AC63001504, #AU01005815, #AU09200182



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JULY 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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26	27	28	29	30	31	

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**www.SchradarAuction.com**

# 81 ACRES

Offered in 3 Tracts

Avilla, Ind.

WEDNESDAY, JULY 8<sup>TH</sup> • 6:00PM  
auction held at American Legion Post 240, Ley Street, Avilla

## Real Estate Auction



SECTION 36  
ALLEN TOWNSHIP  
NOBLE COUNTY



Section 36 • Allen Twp. • Noble Co.

# 81 ACRES

Offered in 3 Tracts

Avilla, Ind.

Real Estate and Auction Company, Inc.

SCHRADAR



Section 36 • Allen Twp. • Noble Co.

*Avilla, Ind.*

# 81 ACRES

Offered in 3 Tracts

**BUY ANY TRACT(S) or the  
ENTIRE PROPERTY!**

## Real Estate Auction

Wednesday, July 8<sup>th</sup> • 6:00pm

*Inspection  
Dates*

Tuesday, June 16

4:00 - 5:30

Saturday, June 20

10:00 - 11:30

**AUCTION HELD** at American Legion Post 240,  
Ley Street, Avilla (1/2 mile west of SR 3 on  
Albion Street to Ley Street, then north 1/4 mile).

**PROPERTY LOCATED:** 1/2 mile east of SR 3 on  
SR 8 at Avilla.

**TRACT 1: 20 ACRES** with 1 1/2 story home and 2010 24'x40' garage  
with finished interior. This tract is on the southeast corner of SR 8 and



CR 1100 E with about 990'  
of frontage on SR 8, 610' of  
frontage on 1100 E (Lemper  
Road), and about 15 acres  
tillable.



**TRACT 2: 28 ACRES** with  
approximately 800' of road  
frontage on SR 8 and 20 acres  
tillable.

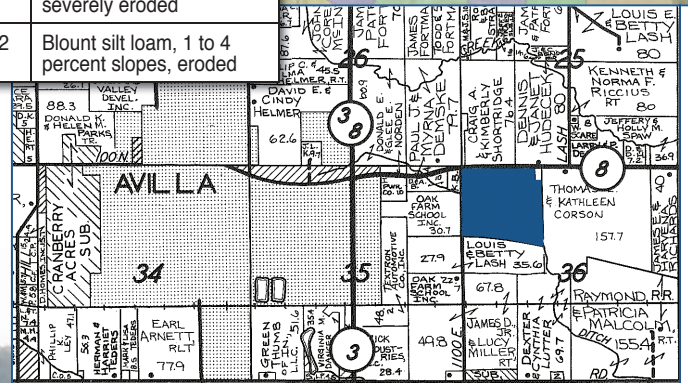
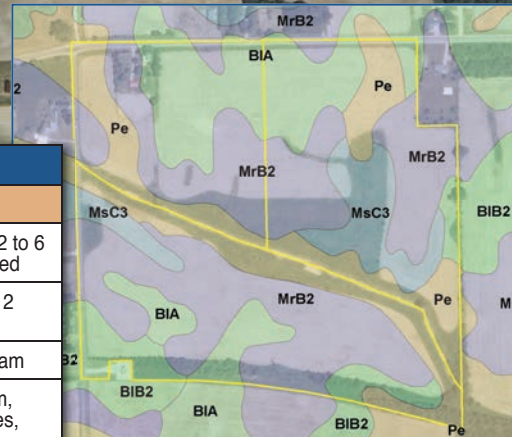
**TRACT 3: 33 ACRES** with 1100'  
of frontage on CR 1100 E (Lemper  
Road) and about 23 acres tillable.

**OWNER: RICHARD GAGE ESTATE, MICHAEL M. YODER, PR**



### SOIL TYPES

Code	Soil Description
MrB2	Glynwood silt loam, 2 to 6 percent slopes, eroded
BIA	Blount silt loam, 0 to 2 percent slopes
Pe	Pewamo silty clay loam
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded
BIB2	Blount silt loam, 1 to 4 percent slopes, eroded



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at  
[www.schraderauction.com](http://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.

AUCTION MANAGER: Gary Boggs



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