AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1

tion as determined by the Auctioneer. Liset. There will be open bidding during the auc-

nbou jusuciud, so be sure you have arranged corporate check. Your bidding is not conditional form of cash, cashier's check, personal check or closing. The down payment may be made in the the day of auction with the balance in cash at DOWN PAYMENT: \$2500 down payment on

agreement at the auction's site immediately tolful bidder will be required to enter into a purchase ACCEPTANCE OF BID PRICES: The successcasn at ciosing. financing, if needed, and are capable of paying

lowing the close of the auction. Seller reserves

owner's title insurance policy in the amount of EVIDENCE OF TITLE: Seller shall provide an the right to reject any and all bids.

the purchase price.

Auction Manager: Jerry Ehle #Acc3001504, #Au19300123

Fort Wayne, IN 46815 7009 N. River Road

<u> 9440-046-398 • 3440-644</u>

REAL ESTATE AND AUCTION

RAGGAHH

20HVEY: A new survey is being completed.

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the property is made by the Seller or the Aucsentation, either express, or implied, concerning IS, WHERE IS" basis, and no warranty or repre-Agreement. The property is being sold on "AS terms and conditions outlined in the Purchase and all related materials are subject to the

TIES: All information contained in this brochure DISCLAIMER AND ABSENCE OF WARRAN-

exclusive agents of the Seller. Fort Wayne, LLC. and its representatives are AGENCY: Schrader Real Estate & Auction of outlet tile for purposes of septic perimeter drain. Jacent to the property to provide for access to be provided over part of the tillable ground ad-SEPTIC TILE EASEMENT: An easement shall option and sufficient for providing title insurance. type of survey performed shall be at the Seller's (20:50) of the cost of the survey if necessary. The Seller and successful bidder shall each pay half

peeu estimated based on current legal descripbroposed boundaries are approximate and nave ACREAGE: All tract acreage, dimensions and shall pay all ditch assessments due in 2015.

shall be Pro-rated to the date of closing. Buyer

REAL ESTATE TAXES: The Real Estate Taxes

to 2015 crop harvest. Seller shall receive the

closing. Possession on the crop ground, subject

ings on day of closing, immediately following the

POSSESSION: Possession of Home and Build-

closing shall be shared 50:50 between Buyer(s)

fore September 30, 2015. Costs for an insured

due at closing, which will take place on or be-

CLOSING: The balance of the purchase price is

DEED: Seller shall provide a Warranty Deed.

Owner's share of 2015 crop.

tions and/or aerial photos.

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6627 MINNICH RD., NEW HAVEN

STATEMENTS MADE.

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question as to the person's credentials, fitness, preclude any person from bidding if there is any

Seller and Selling Agents reserve the right to

ding are at the discretion of the Auctioneer. The

Conduct of the auction and increments of bid-

no liability for its accuracy, errors, or omissions.

it. The Seller or the Auction Company assumes

is subject to verifications by all parties relying on

erty. The information contained in the brochure

inquiries, and due diligence concerning the prop-

own independent inspections, investigations,

piqqer is responsible for conduct of his or her

the brochure are approximate. Each potential

tion Company. All sketches and dimensions in

OF THE SALE TAKE PRECEDENCE OVER

ANY ANNOUNCEMENTS MADE THE DAY

etc. All decisions of the Auctioneer are final.



EhleAuctions.com

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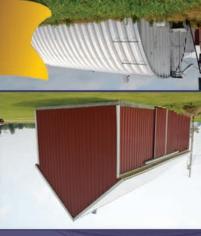
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Tuesday, August 25 • 6 pm

Immaculate Country Home on Full Basement, Buildings & Grain Bins Set upon 3 Acres

6627 MINNICH ROAD, NEW HAVEN (Located 2 miles south of New Haven)

3400+ SQUARE FOOT HOME FEATURES:

- · 4 Bedrooms & 3 full baths with hardwood floors
- · Gorgeous country kitchen with stove
- Family room with gas fireplace, built-in bookcase and sliding patio door
- Full finished basement with fireplace, bar and additional full kitchen
- · New carpet in finished basement
- · Numerous closets, and tons of storage areas
- · Gas hot water heat with central air conditioning
- · Newer roof plus replacement windows
- Oversized 2 car attached garage
- · Front covered porch
- Grain truck scale
- Outbuildings: 40 x70 barn, 23 x 49 barn, and guonset 48 x 51
- 3 Steel grain bins with an automated Shivers grain drying system - 34 x 16, 27 x 18, 27 x 12

Annual Taxes currently included with 80 acres farmland

East Allen School District - Jefferson Township

OWNER: JOAN R. REICHHART

Sale Manager: Jerry Ehle #AC63001504



























