

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction as one complete parcel.

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 cash, 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: The successful bidder will be required to enter into a purchase agreement 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 Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 16, 2015. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession subject to tenant farmer's 2015 soybean crop.

REAL ESTATE TAXES: The Seller shall pay all 2015 Real Estate Taxes due in 2016.

2015 Soybean Crop: The Seller shall receive the Owner's share of the 2015 Soybean crop.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder 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.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the 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 MADE.

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, Inc.

7009 N. River Road
Fort Wayne, IN 46815

749-0445 • 866-340-0445

#AC63001504, #AU19300123

Auction Manager:
Jerry Ehle

Follow us on:



SEPTEMBER 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
19	20	21	22	23	24	25
26	27	28	29	30		

SCHRADER CORPORATE OFFICES

P.O. Box 908, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • SchraderAuction.com

SchraderFortWayne.com
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WOODBURN, IN
80[±] Acres
• All Tillable
• Very Productive Soils
• Recently Systematically Tiled
• Offered as 1 Tract Only!



Gerbers LAND AUCTION 80[±] Acres

- All Tillable
- Very Productive Soils
- Recently Systematically Tiled
- Offered as 1 Tract Only!

TUESDAY, SEPTEMBER 15
AT 6:00 PM

Auction held at Woodburn Community Center



www.SCHRADERFortWayne.com

WOODBURN, IN

Gerbers 80[±] Acres LAND AUCTION

TUESDAY, SEPTEMBER 15
AT 6:00 PM

AUCTION HELD AT

Woodburn Community Center, 22651 Main Street, Woodburn

PROPERTY LOCATION:

23805 MAUMEE CENTER ROAD, WOODBURN - Maumee Township, Section 16 - Located just east off of State Road 101 and south of U.S. 24

PROPERTY INFORMATION:

The property has over 1300 feet of road frontage along Maumee Center Road. It runs over 2500 feet deep. The soils are Hoytville silty clay. Systematically tiled in 2006 by MR Drainage. Call for tile maps.

Seller will pay entire 2015 Real Estate taxes due in 2016.

Seller to receive Owner's share of 2015 soybean crop.

SELLER: DELMAR GERBERS ESTATE

AUCTIONEER: Jerry Ehle



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne, LLC

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Inspection:

Meet a Schrader Rep at the
Property on **WEDNESDAY,**
AUGUST 19
5 - 7PM



- ALL TILLABLE
- VERY PRODUCTIVE SOILS
- RECENTLY SYSTEMATICALLY TILED
- OFFERED AS 1 TRACT ONLY!

