

## REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 3 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. **DOWN PAYMENT: TRACT 1 - \$2,500** down payment on the day of auction with the balance in cash at closing. **OTHER TRACTS & Combination w/ Tract 1: 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:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. **EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. **CLOSING:** The balance of the purchase price is due at closing, which will take place on or before November 20, 2015. Costs for an insured closing shall be shared 50-50 between Buyer(s) and Seller. **POSSESSION:** Possession of Tract 1 on day of closing, immediately following the closing. Possession of Tracts 2 and 3 subject to tenant farmer's 2015 crop. **REAL ESTATE TAXES:** The Seller to pay all of 2015 taxes due in 2015. Buyer to pay all taxes thereafter. **ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new perimeter survey shall be prepared on the

entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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. Combination purchase will receive a perimeter survey only. **PERIMETER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for beyond each individual tract are required by the Allen County Board of Health. **AGENCY:** Schrader Real Estate & Auction Company 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 AND AUCTION  
of Fort Wayne, Inc.

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OCTOBER 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	31

*East Allen*

## REAL ESTATE AUCTION

Wednesday, October 14 • 6:00 pm - Held on site

PRIVATE COUNTRY ESTATE • Awesome 3 BR Home, Barn, & 4 Acres  
Very Productive Tillable Acreage • Estate Size Country Building Sites  
Wooded Hunting & Recreation

**27± Acres**  
OFFERED IN 3 TRACTS



**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, Inc.



# East Allen 27<sup>±</sup> Acres

## REAL ESTATE AUCTION

### Wednesday, October 14 • 6 pm

Auction held on site

**7607 BUTT ROAD EAST, WOODBURN, IN**

(Located ¼ mile east of State Road 101, off of old U.S. 24)

**TRACT 1:** Immaculate 3 Bedroom, 2 Bath Tri-Level Home with Barn and 4 Acres! This home boasts pride of ownership. It is immaculate inside and out and is ready to move into! Beautiful kitchen with eat-in area and large 14 x 20 deck off of the back. Living Room on main level and family room with bar on lower level plus full bath. There are 3 bedrooms with hardwood floors up and a full bath. There is an exterior access from lower level. There is also a partial basement for storage and utility room. Home has Hot Water Heat and Central Air, whole house generator, and central vac.



The site is partially wooded with magnificent oaks. The drive is asphalt and home is wonderfully landscaped. The barn is a 30 x 40 pole building. It has water and electricity, no concrete.

**TRACT 2:** This is an approximately 11 Acre Tract and is all tillable. It has approximately 700 feet of road frontage along Old U.S. 24 and nearly 600 feet along Butt Road East. It offers an open estate building site. This tract is adjacent to Tract 1 and could be combined to create a 15 acre estate!

**TRACT 3:** This is an approximately 12 Acre Tillable and Woods Tract. It has nearly 600 feet of frontage along Old U.S. 24 and runs back over 800 feet. There are approximately 3 acres of woods in the back where deer and turkey pass through regularly. This offers a premier private country building site with potential for a walk-out site in the back.

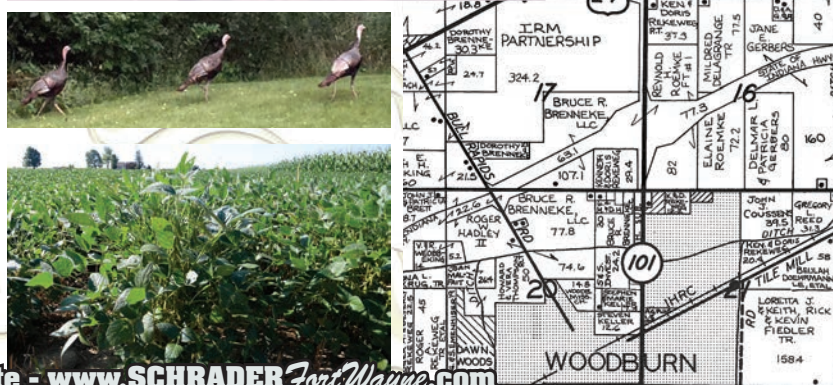
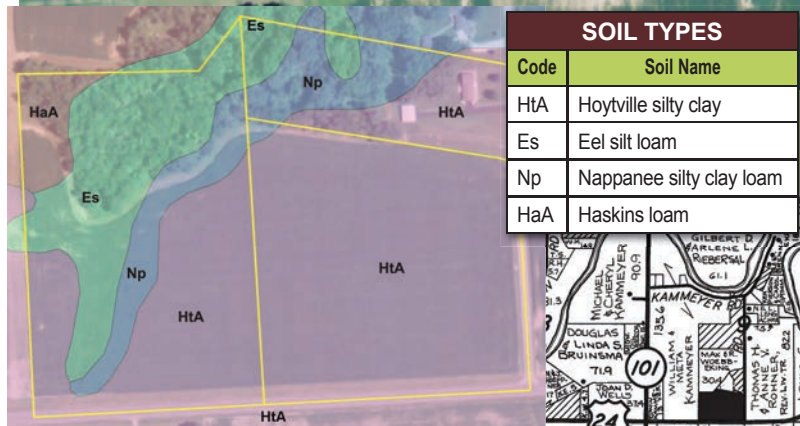
Combine tracts 2 and 3 for a 23<sup>±</sup> acre mostly tillable productive field. Corn yields in 2014 were 211 bu. / acre. Soils are mostly Hoytville Silty Clay. This mini farm is located within a couple of short minutes to the new U.S. 24, next to St. Rd. 101, and is only a few miles from the Woodlan K-12 campus! You will look a long time for a property like this that offers so much!

Customize your tract bids to suit your needs!

**SELLER: Roland and Norma Woebbecking**



**PREVIEW: Meet a Schrader Representative at the home on Sunday, September 13, 2-4pm & Wednesday, September 16, 5-7pm**



For more photos, visit our website - [www.SCHRADERFortWayne.com](http://www.SCHRADERFortWayne.com)

AUCTION MANAGERS:

Jerry Ehle And Max Woebbecking



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