



at The Van Buren Banquet Hall, Columbia City



- FARMLAND
- WOODED ACREAGE
- 2800 SQ. FT. HOME
- PEACEFUL COUNTRY SETTING
- RIVER FRONTAGE

# AUCTION

## DIDIER REAL ESTATE

### 86 ACRES IN 3 TRACTS

#### UNION TWP., WHITLEY CO., IN

Wednesday, November 11 at 6 PM

# DIDIER REAL ESTATE AUCTION

WHITLEY CO., IN  
UNION TOWNSHIP

Wednesday, November 11 at 6 PM

at The Van Buren Banquet Hall, Columbia City

## 86 ACRES

### IN 3 TRACTS



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29	30	22	23	24	25	26	27	28
15	16	17	18	19	20	21		
8	9	10	11	12	13	14		
1	2	3	4	5	6	7		
Sun	Mon	Tue	Wed	Thu	Fri	Sat		
NOVEMBER 2015								



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Gary Boggs • 260-244-7606  
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**REAL ESTATE AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1 through 3 will be offered individually, in any combination, or in total. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. **DOWN PAYMENT:** 5% down payment on the day of auction for individual tracts or combinations 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 inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. **DEED:** Seller shall provide Warranty Deed(s). **EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. **POSSESSION:** Possession of cropland is at closing of the auction. Possession of wooded acreage and home shall be given January 15, 2016. **REAL ESTATE TAXES:** Real estate taxes will be the subject to the harvest of the 2015 crop, possession of the home shall be given January 15, 2016. **PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property, inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. **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 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 Seller and Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion 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 Seller and Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



# DIDIER REAL ESTATE AUCTION

Wednesday, November 11 at 6 PM

at The Van Buren Banquet Hall, Columbia City

## 86 ACRES

UNION TOWNSHIP  
WHITLEY COUNTY, IN

### INSPECTION DATES:

Tuesday, October 27<sup>th</sup>  
4:00 - 5:30  
Saturday, October 31<sup>st</sup>  
10:00 - 11:30  
Meet at the  
home on  
Tract 3

- FARMLAND
- WOODED ACREAGE
- 2800 SQ. FT. HOME
- PEACEFUL COUNTRY SERENITY
- RIVER FRONTAGE

**PROPERTY LOCATION:** 6936 E. Chapine Road, Columbia City. From US 30 and Allen/Whitley County Line Road go north 1-1/2 mile to Old Trail, then west ¼ mile to Johnson Road, then north 2 miles to Chapine Road, then west 1 mile to property.

**AUCTION LOCATION:** The Van Buren Banquet Hall, 301 W. Van Buren St., Columbia City, IN.

### TRACT DESCRIPTIONS:

**TRACT 1 - 40 Acres** with approximately 36 acres tillable and 125' of frontage on Chapine Road. The Eel River forms the south property line.

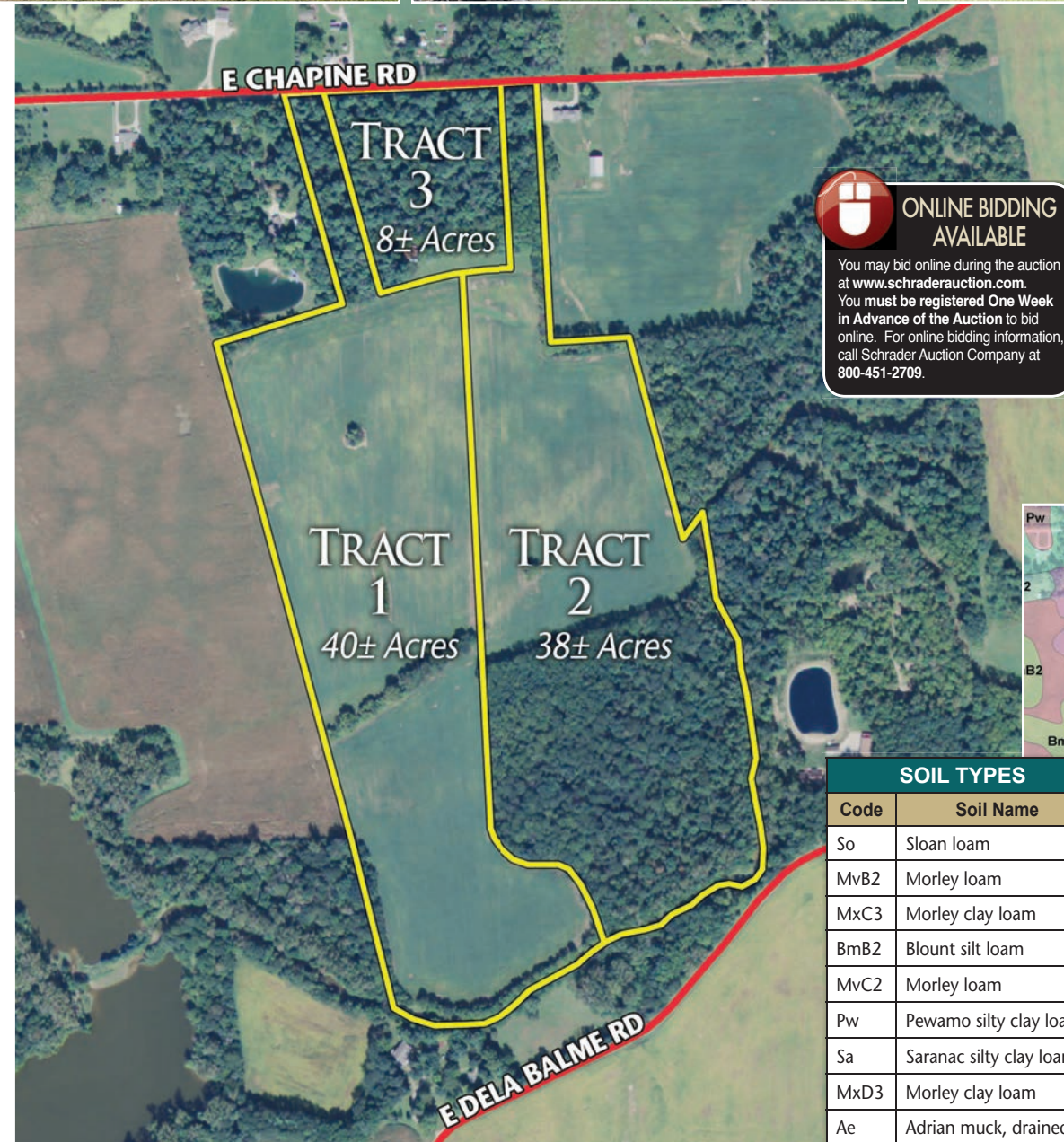
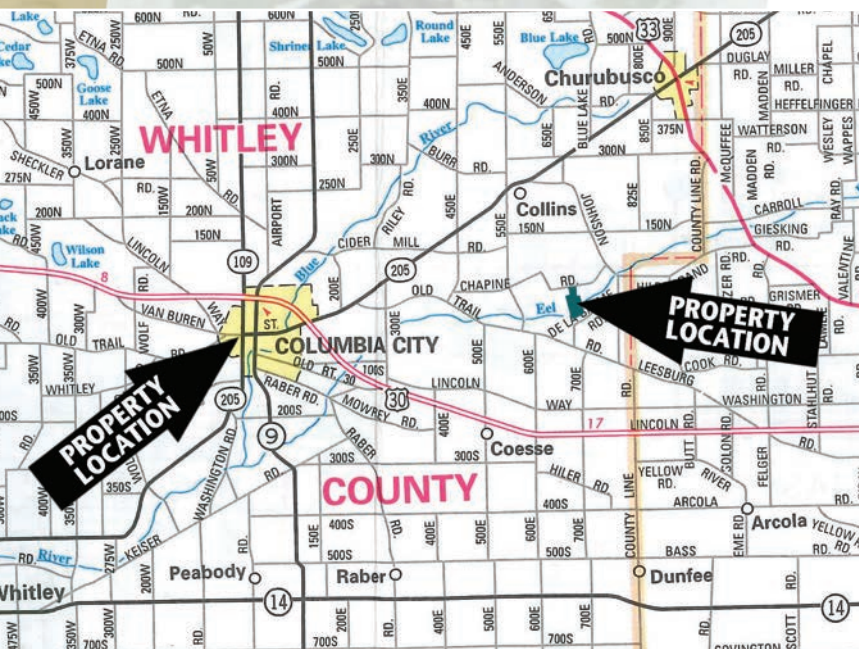
**TRACT 2 - 38 Acres** with approximately 17 acres tillable, 19 acres wooded, and 135' of frontage on Chapine Road. The Eel River is the south and east property line of the woods.

**TRACT 3 - 8 Acres** of peaceful country living with a 2800 sq. ft., 2 story home built in 1978. Quick, easy access to US 30, Fort Wayne, and Columbia City.

**OWNER: JAMES ROBERT DIDIER**

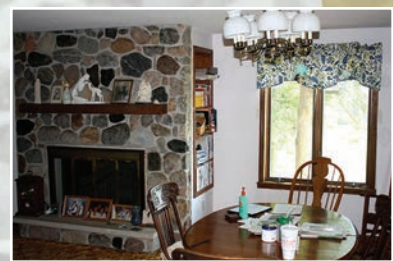
AUCTION MANAGER: Gary Boggs

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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 Schrader Auction Company at 800-451-2709.



### SOIL TYPES

Code	Soil Name
So	Sloan loam
MvB2	Morley loam
MxC3	Morley clay loam
BmB2	Blount silt loam
MvC2	Morley loam
Pw	Pewamo silty clay loam
Sa	Saranac silty clay loam
MxD3	Morley clay loam
Ae	Adrian muck, drained
BvD	Boyer loamy sand

