

TERMS & CONDITIONS

PROCEDURE: Tracts 1 through 4 will be offered individually, in any combination, or in total, subject to swing tract limitations. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% 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 the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of cropland is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2016 taxes due in 2017 and thereafter.

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. 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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. 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 purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER
Real Estate and Auction Company, Inc.

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RC-161
#AC3301504, #A0102681

DECEMBER 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		

AUCTION MANAGER:

Gary Boggs • 260-244-7606
gary@schraderauction.com

www.SchraderAuction.com

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ONLINE BIDDING



AVAILABLE

You may bid online during the auction at 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 Company

800-451-2709

LAND AUCTION

Sec. 32, Columbia Twp.
Whitley County, IN



LAND AUCTION

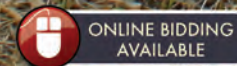
Sec. 32, Columbia Twp.
Whitley County, IN



- Recreational
- Hunting
- Farmland

Monday
DECEMBER 14 • 6PM

held at Eberhard Lutheran Church, Columbia City



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

LAND AUCTION

Sec. 32, Columbia Twp.
Whitley County, IN

123[±] acres

Offered in 4 Tracts

Monday
DECEMBER 14 • 6PM

AUCTION LOCATION: Eberhard Lutheran Church, Fellowship Hall, 2360 W. Keiser Rd., Columbia City, IN

PROPERTY LOCATED: 4-1/2 miles southwest of Columbia City on SR 205 to CR 275W, then south 1/2 mile to Keiser Road, then just east to farm.

TRACT DESCRIPTIONS:

TRACT 1 – 36± acres with Eel River frontage along the north border. This tract contains 8± tillable acres and the balance is wooded. The main woods has 50' deeded access on the east side of the cemetery.

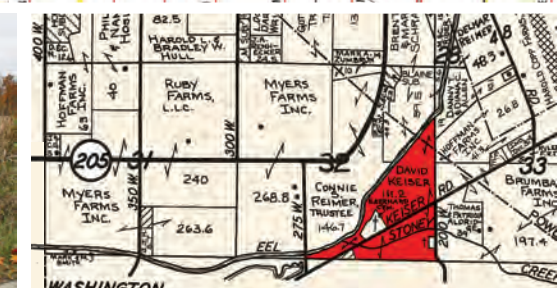
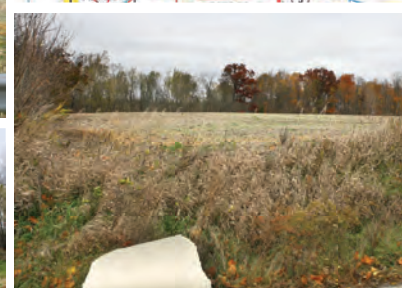
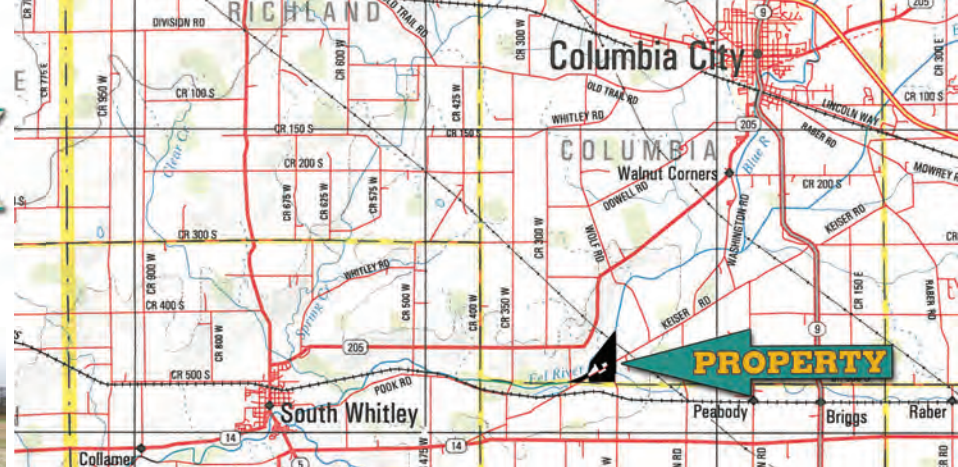
TRACT 2 – 27± acres with approximately 23± acres tillable and frontage on Keiser Road.

TRACT 3 – “SWING TRACT” 17± acres with Eel River frontage and must be purchased by an adjoining land owner or the buyer of Tract 2.

TRACT 4 – 43± acres with approximately 36± acres tillable and frontage on Keiser Road & CR 200W.

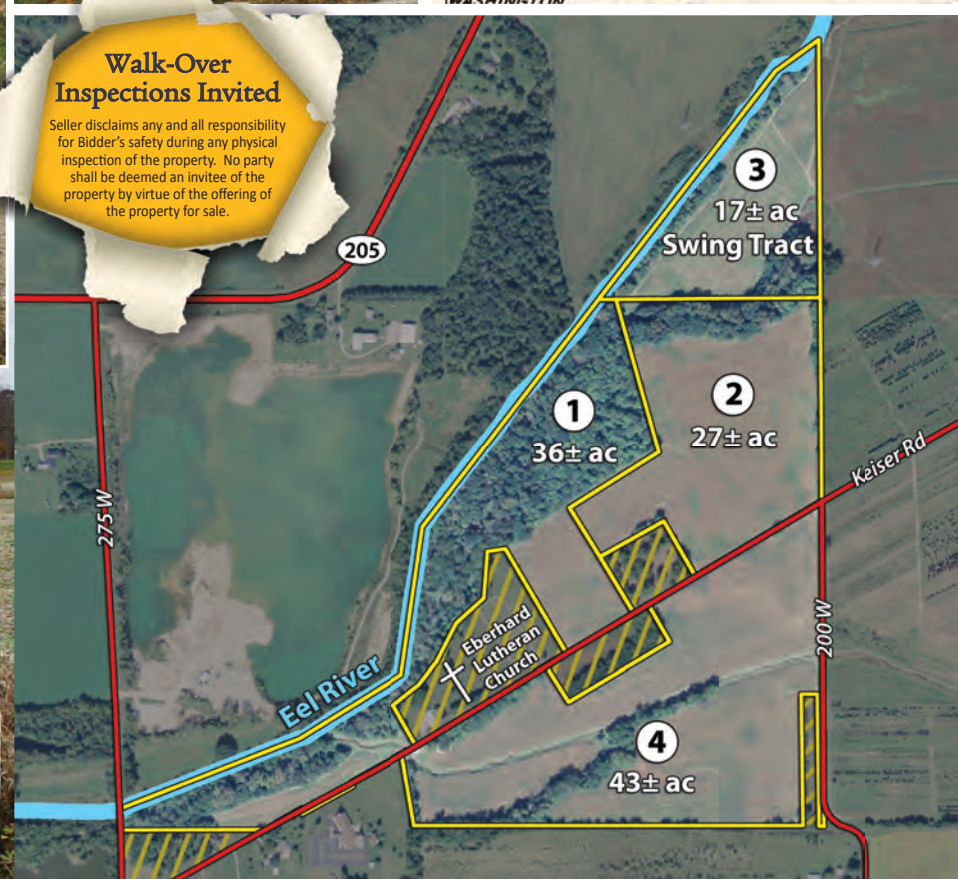
Buy any tract, combination of tracts or entire property.
Subject to swing tract limitations.

OWNER: DAVID E. KEISER



Walk-Over Inspections Invited

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.



AUCTION MANAGERS: Gary Boggs • 244-7606

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