

## TERMS AND CONDITIONS

**PROCEDURE:** Tracts 1 and 2 will be offered in individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

**APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

**DEED:** Sellers will provide a Warranty deed.

**EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** The Seller shall pay the 2015 real estate taxes, due in 2016 the 2016 taxes due in 2017 shall be pro rated to the day of closing.

**SURVEY:** The Seller shall determine any need for a new survey. There shall be no survey if both tracts are purchased by one Buyer. If purchased separately Tract 1 shall be surveyed and Tract 2 will not be surveyed and conveyed to the new Buyer using existing legal descriptions with the exception of Tract 1. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. Any survey costs shall be shared 50:50 between Buyer(s) and Seller.

**EASEMENTS:** The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

950 N. Liberty Drive

Columbia City, IN 46725

260-244-7606 • 800-451-2709

AUCTION MANAGER: Gary Bailey

#AC63001504, #AU09200000

**71.27± real estate AUCTION**  
**acres offered in 2 Tracts**  
Richland Township - Columbia City  
Whitley County, IN

JUNE 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			8	9	10	11
5	6	7	14	15	16	17
12	13	20	21	22	23	24
19	26	27	28	29	30	

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**800-659-9759 • 574-858-2589**

*Richland Township - Columbia City - Whitley County, IN*

**real estate**

**Thursday**  
**June 23 • 6pm**  
**AUCTION**

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**ONLINE BIDDING AVAILABLE**

**71.27±**  
**acres**  
offered in 2 Tracts

**Country Home • Storage Buildings**  
**Recreation • Hunting**  
**POTENTIAL BUILDING SITES**



# real estate AUCTION 71.27± acres

**Thursday**  
**June 23 • 6pm**

**offered in 2 Tracts**

Whitley County, Indiana • Richland Township  
West of Columbia City • East of Larwill

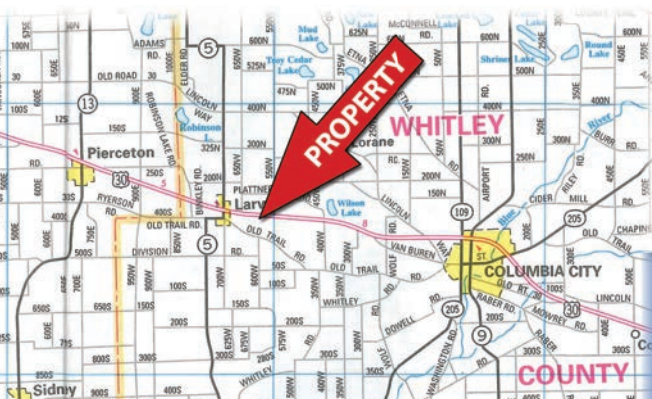
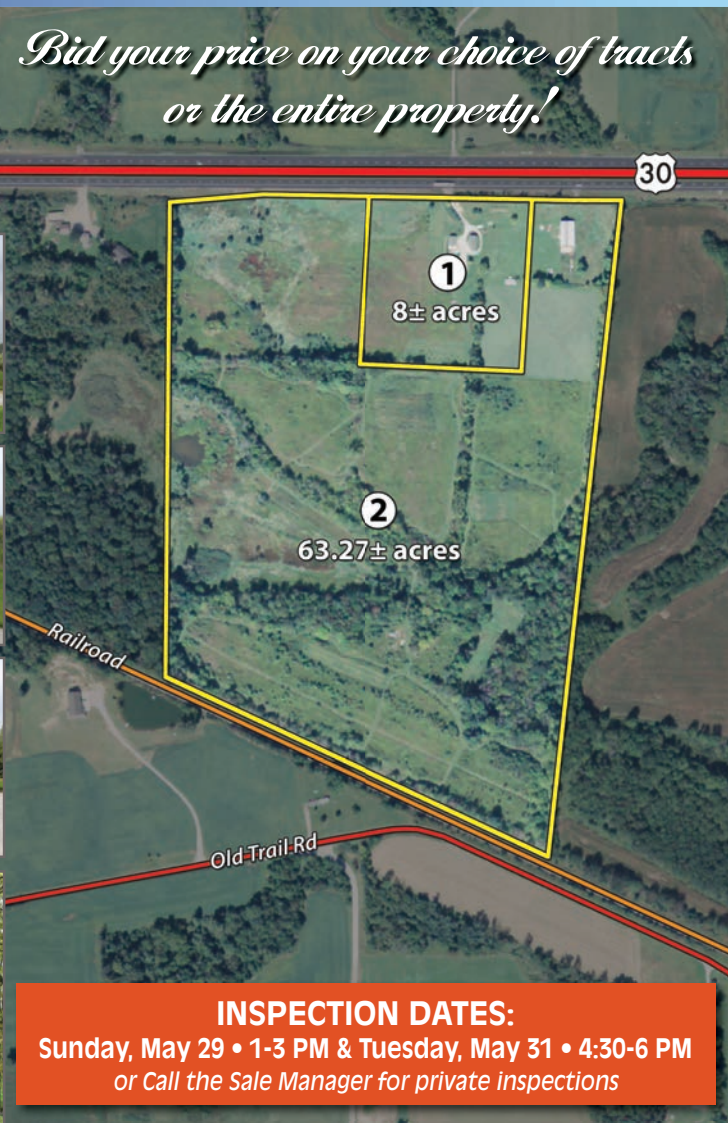
**COUNTRY HOME • STORAGE BUILDINGS**  
**RECREATION • HUNTING**  
**POTENTIAL BUILDING SITES**

**PROPERTY LOCATION:** 5935 W. US 30, Columbia City, IN 46725. 5 miles west of Columbia City and 1 mile east of SR 5 at Larwill on US 30 on the south side. **AUCTION LOCATION:** On site.

## TRACT DESCRIPTIONS:

**TRACT 1: 8± ACRES, 3 BEDROOM, COUNTRY HOME**, full dry basement, nicely remodeled, 2 recently, constructed pole buildings with patio area with ceiling fans, open front shed for Horses shed or hay storage. New planted orchard and room for garden and pasture. Entrance from US 30 but off the road on the hill enjoy scenic views from the back deck.

**TRACT 2: 63.27± ACRES**, great potential secluded building site with woods creek, food plot areas, abundant wildlife, excellent for hunters and wildlife enthusiast, ATV's or room for pasture and Storage building. Excellent location and entrance from US 30 into this hunters dream.



**OWNERS: Larry and Mary Shepherd**  
**SALE MANAGER: Gary Bailey**  
**800-659-9759 or 574-858-2859**

**800-659-9759 • GaryBaileyAuctions.com**

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**ONLINE BIDDING 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 Co. - 800-451-2709.

