

Terms & Conditions

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 72± acre unit. 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.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of all tracts will be at closing.

REAL ESTATE TAXES: Seller shall pay the 2016 due in 2017 real estate taxes, by giving Buyer(s) a credit at closing. Buyer(s) shall assume any ditch assessments 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.

STOCK PHOTOGRAPHY: Deer photo is for illustrative purposes only and is not on the auction property.



LAND HAMILTON COUNTY, INDIANA

72[±] acres

offered in 3 Tracts

AUCTION

Thursday, December 8 at 6:00pm

TILLABLE CROPLAND • WOODS FOR HUNTING • POTENTIAL BUILDING SITES • HAMILTON SOUTHEASTERN SCHOOLS

PC16-347, PAC6-3001504, #AU09200182

SCHRADER
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Auction Manager:
Rick Williams #AU1000259
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ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.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 Co. - 800-451-2709.

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SchraderAuction.com

Facebook, Twitter, YouTube, and App Store icons.

HAMILTON COUNTY, INDIANA

72[±] acres

offered in 3 Tracts

LAND AUCTION

Thursday, December 8 at 6:00pm

held at Hamilton County 4-H Fairgrounds
2003 Pleasant St, Noblesville, IN

Tillable Cropland
Woods for Hunting
Potential Building Sites
Hamilton Southeastern School System



SCHRADER
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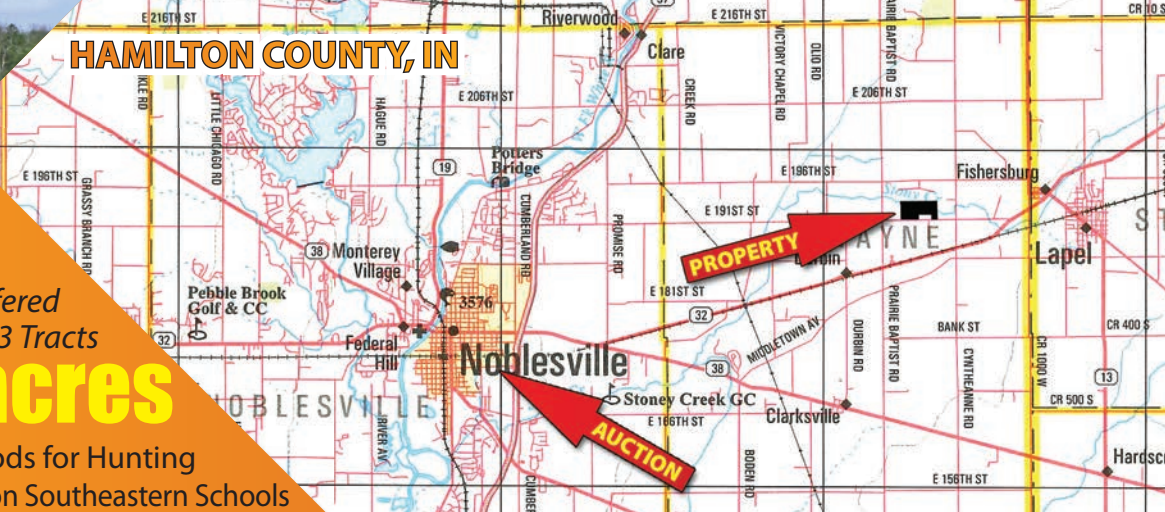
LAND AUCTION

**Thursday, December 8
at 6:00pm**

72[±]
offered
in 3 Tracts
acres

Tillable Cropland • Woods for Hunting
Potential Building Sites • Hamilton Southeastern Schools

HAMILTON COUNTY, IN



AUCTION LOCATION: Hamilton County
4-H Fairgrounds in the Annex building
located at 2003 Pleasant St., Noblesville, IN
Online Bidding Available - see reverse side for details

PROPERTY LOCATION: From Noblesville,
Go North on S.R. 37 to 191st Street, then
turn right (East) and go approx.. 5 miles
to the property. The property is located
on the Northside of 191st Street between
Prairie Baptist and Cyntheanne Roads.

TRACT 1 – 20[±] Acres. This tract features
road frontage on 191st Street. Both
tillable and wooded acreage make this
an excellent property well suited for a
potential homesite along with plenty of
land for outbuildings and pasture for your
animals of choice.

TRACT 2 – 20[±] Acres. This parcel has
both wooded and tillable acreage as
well. Consider the potential building site
with hunting opportunities within the
Hamilton Southeastern School System.

TRACT 3 – 32.53[±] Acres. This tract has
tillable, pasture and wooded land with
Stoney Creek meandering through the
property. Consider the many possibilities
this parcel offers. Great hunting not far
from Noblesville.

AUCTIONEERS NOTE: Call auction
managers for more details or meet a
Schrader rep. at the inspection dates.

SELLER: Betty Kaiser Estate



Tract #3

INSPECTION DATES:
Saturday, November 12 & 26
10 a.m. – 12 Noon
Meet a Schrader Representative at Tract 2



Tract #1



Tract #2



Tract #3



Tract #1 - Hoof Prints



Tract #2



Tract #3

AUCTION MANAGER: RICK WILLIAMS • 765.639.2394 • rick@schraderauction.com
800.451.2709 • SCHRADERAUCTION.COM

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