

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-4 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. *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: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at

closing, which will take place on or before FEBRUARY 28th, 2017. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed

acres. In the event that the entire property sells to one

buyer there shall be no survey.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

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. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. 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. 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.**



7009 N. River Road
Fort Wayne, IN 46815



AUCTION MANAGER: Jerry Ehle
260-749-0445 • 866-340-0445
#AC63001504 • #AU19300123



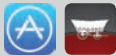
CORPORATE HEADQUARTERS
950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709



Follow us on:



Get our new iOS App



JANUARY 2017						
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				



80[±] Acres

NORTHEAST ALLEN COUNTY • Springfield Twp.

260-749-0445 • 866-340-0445
www.SchraderFortWayne.com



71 Tillable Acres | 9 Acres Wooded

NORTHEAST ALLEN COUNTY
Springfield Twp.

- **PRODUCTIVE TILLABLE SOILS**
- **20 ACRE MINI FARM SITES**
- **WOODED HUNTING & RECREATION**

80[±] Acres
4 TRACTS
offered separately
or in combinations



LAND AUCTION

TUESDAY, JANUARY 24 • 6:00 PM

Auction held at the Woodburn Community Center



80[±] Acres

NORTHEAST ALLEN COUNTY
Springfield Township

LAND AUCTION

TUESDAY, JANUARY 24 • 6:00 PM

- **PRODUCTIVE TILLABLE SOILS**
- **20 ACRE MINI FARM SITES**
- **WOODED HUNTING & RECREATION**

AUCTION LOCATION: Auction held at **The Woodburn Community Center**, 22651 Main Street, Woodburn, IN 46797

PROPERTY LOCATION: 18900 North S.R. 101 - at the southeast corner of SR 101 and the N. County Line Road East.

TRACT 1: 24.24± Acres, all tillable. Soils are mostly Glynwood silt loam with a vein of Pewamo silty clay loam. There is approximately 1,268 ft. of road frontage along N. County Line Road and 834 ft. of road frontage along SR 101. This tract has the highest elevation of the entire farm for a possible elevated walk-out site.

TRACT 2: 20± Acres, all tillable. Soils are also mostly Glynwood silt loam with some Pewamo silt clay loam. There is approximately 687 ft. of road frontage along S. R. 101.

TRACT 3: 20± Acres, all tillable. Soils are Mostly Glynwood silt loam with some Pewamo and a vein of Morley soils. There is approximately 687 ft. of road frontage along SR 101. Tract 3 is adjacent to the mostly wooded acres on Tract 4.

Combine Tracts 1 - 3 for a 64± Acre Farmstead!

TRACT 4: 16± Acres. There are approximately 9 acres of woods along the east edge and to the south of the tract, leaving approximately 7 clear tillable acres. There is approximately 316 ft. of road frontage along N. County Line Road.

ANNUAL TAXES: \$2017.88.

SELLER: CATHERINE D. FARMS, LLC
AND MARGUERIETE YODER

AUCTION MANAGER: Jerry Ehle



260-749-0445 • 866-340-0445 • www.SchraderFortWayne.com

LIVE ONLINE AUCTION BIDDING
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 information on registering for online bidding, call Schrader Auction Company at 800-451-2709.



SOIL TYPES	
Code	Soil Name
MrB2	Glynwood silt loam
Pe	Pewamo silt loam
MsC3	Morley soils
BmA	Blount silt loam
MrB	Glynwood silt loam

