

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 114.27± acre unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property 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.

**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 Seller's 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 is at closing on the land with 2017 farming rights to the buyer, 45 days after closing on the home and buildings. **REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspection, 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.

**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 Seller. The type of the survey. The type of 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 inspection, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to 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 Auctioneer are final.

**CEDEANCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**SCHRADER**  
Real Estate and Auction Company, Inc.  
950 N. Liberty Dr., Columbia City, IN 46725  
800-451-2709  
260-244-7606  
Auction Manager:  
Arden Schrader • 260-229-2442  
AC63001504, AU01050022



Get our new iOS App

Follow us on: YouTube, Facebook, Twitter

APRIL 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		

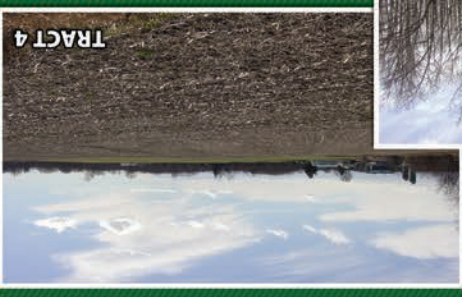
800.451.2709  
www.SchraderAuction.com

www.SchraderAuction.com

**Real Estate**  
**114.27±**  
**acres**  
**Dekalb County, Indiana**

**Tuesday, April 11**  
**6:00pm**

**SCHRADER**  
Real Estate and Auction Company, Inc.  
800.451.2709



- 6 Tracts
- Country Home and Livestock Buildings
- Recreational/Wooded Land
- Possible Building Sites

Auction held at Middaugh Hall,  
Dekalb Co. Fairgrounds, Auburn, IN

ONLINE BIDDING AVAILABLE

www.schraderauction.com

DeKalb County, Indiana

# Real Estate AUCTION

# 114.27± acres

Offered in 6 Tracts

## Tuesday, April 11 • 6:00pm

**INSPECTION DATES:**  
**SATURDAY, MARCH 18 • 9-11 am**  
**WEDNESDAY, MARCH 22 • 4-6 pm**  
**MONDAY, MARCH 27 • 4-6 pm**  
Meet a Schrader Representative at Tract 2

TRACT 1

**PROPERTY LOCATION:** 0967 CR 60, Garrett, IN. 2 miles south of Garrett on SR 327 and Old SR 327 to CR 60 then ½ mile to the property and 1 mile south of Garrett, IN on SR 327 to SR 205 then southwest on SR 205 ¾ mile to Tracts 4 & 5.

**AUCTION LOCATION:** Middaugh Hall, DeKalb Co. Fairgrounds, Auburn, IN

### TRACT DESCRIPTIONS:

**TRACT #1: 30± ACRES** nearly all tillable. Productive Rensselear, Pewamo, Blount soils. Frontage on CR 60.

**TRACT #2: 24± ACRES** country homestead and buildings. Rare opportunity to purchase a remodeled country home, shop building, pole barns and livestock barns with concrete lots. The possibilities are endless! Please come and inspect!

**TRACT #3: 11± ACRES (SWING TRACT)** open tillable land, currently pasture. Combine with Tract 2 for additional acreage fenced and ready. This tract must be purchased in combination with Tract 2 and/or 4.

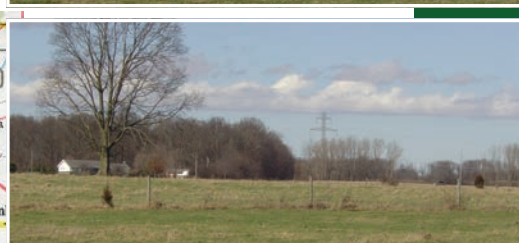
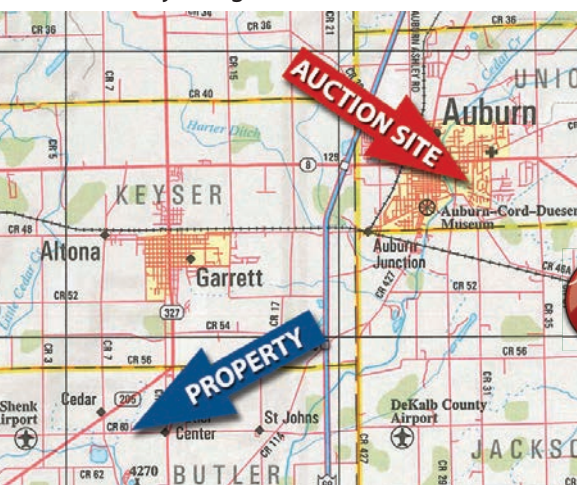
**TRACT #4: 25± ACRES** of mostly tillable productive land. Rensselear, Pewamo, Blount soils. Frontage on SR 205.

**TRACT #5: 11± ACRES** partially wooded. Great recreational acreage with 120' of frontage on SR 205.

**TRACT #6: 13± ACRES (SWING TRACT)** productive tillable land that must be purchased with an adjoining tract.

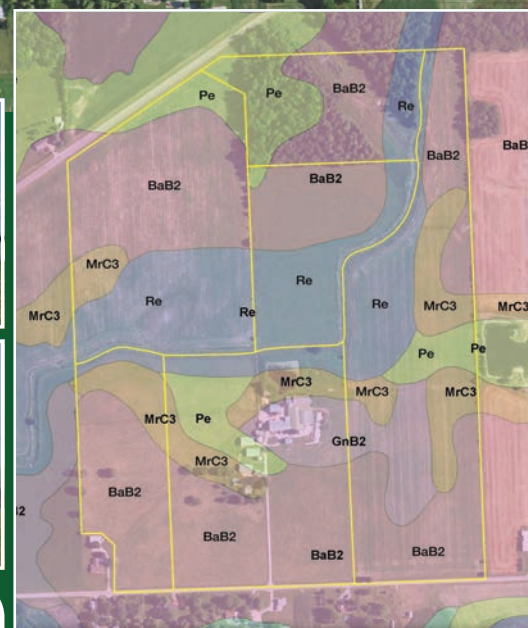


TRACT 2



### 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.



### SOILS

BaB2	Blount silt loam, 1-4% slopes, eroded
Re	Rensselear loam
MrC3	Morley silty clay loam, 6-12% slopes, severely eroded
Pe	Pewamo silty clay
GnB2	Glynwood loam, 2-6% slopes, eroded

**OWNERS: Greg & Marcia Weller**

**AUCTION MANAGER: Arden Schrader • 260-229-2442**

**SCHRADER**  
Real Estate and Auction Company, Inc.