

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 5 tracts, and combination of the tracts, subject to Swing Tract rules. Tracts 3 & 4 can be bid on separately only by an adjacent land owner or in combination with an adjoining tract. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

**DOWN PAYMENT:** \$5,000 down payment on Tract 1 and 10% down payment on Tracts 2-5 on the day of auction with the balance in cash at closing.

Your bidding is not conditional upon financing, so be cashiers check, personal check or corporate check.

The down payment may be made in the form of a cashiers 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 auctions 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 owners title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of the 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate taxes shall be prorated to the day of closing.

**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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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 permiter survey only.

**AGENCY:** Schrader Real Estate and Auction of Fort Wayne, LLC 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verification by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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 persons 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 & AUCTION**  
 7009 N. River Road  
 Fort Wayne, IN 46815  
 AUCION MANAGER: Mike Roy  
 260-749-0445 • 866-340-0445  
 #AC63001504 • #AU08602044  
 Corporate Headquarters  
 950 N. Liberty Drive  
 Columbia City, IN 46725  
 800-451-2709

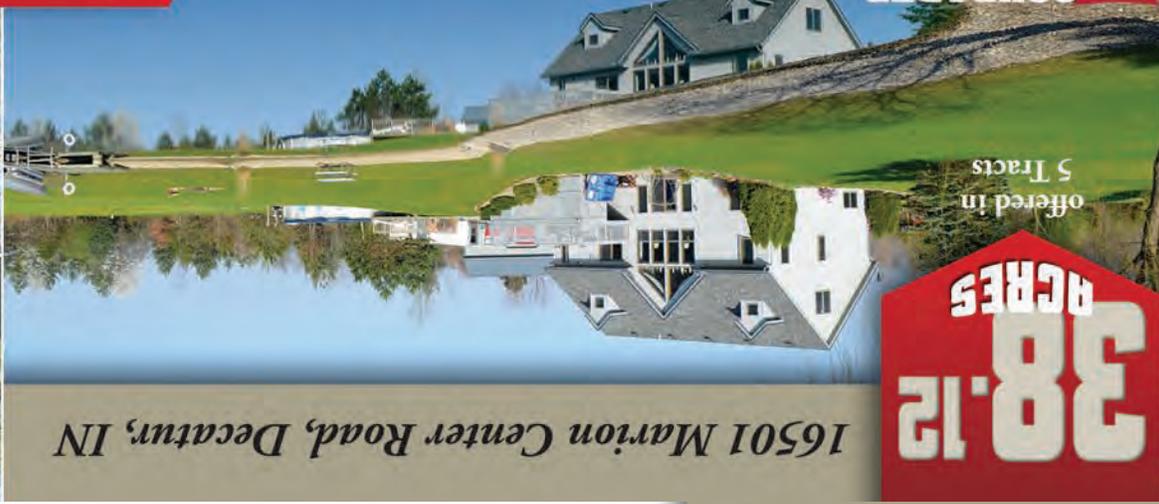


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MAY 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



**38.12 ACRES**  
 Offered in 5 Tracts

16501 Marion Center Road, Decatur, IN

**REAL ESTATE AUCTION**  
 Thursday, May 18 • 6:00 PM

- 4 BR, 3 BA, CUSTOM BUILT HOME
- Recreational Ground, Woods, Wetlands
- Pond, Pool, Pole Barn
- Secluded Property Near the River That's an Outdoorsman's Dream!



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# REAL ESTATE AUCTION

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**CUSTOM BUILT HOME • Recreational Ground, Woods, Wetlands Pond, Pool, Pole Barn • Secluded Property Near the River - an Outdoorsman's Dream!**

**16501 MARION CENTER ROAD, DECATUR IN 46733**

**TRACT #1:** 5.36 acres with a custom built 4 BR home with den, & 3 full BAs - 3,700 sq. ft. including mostly finished basement. 3-car garage, 30'x 40' heated & insulated pole barn, an above ground pool, large pond, & many mature trees. Home features master bedroom suite on the main floor with jetted tub & walk-in closet. There is a den or office that can also be used for a bedroom. The family room features a walk out onto a large deck overlooking your pool & pond. The large country kitchen features a center island & oak cabinetry. There is a full bath & a utility with access to the 3-car garage. Upstairs there are 2 large bedrooms, a bath & a loft overlooking the back yard paradise. The basement is walk out, partially finished with pine car siding & large storage area. Built in: 1996. 6" walls spray foamed; crown molding thru-out; 6 panel doors; roof new in 2012; new water heater, stove, dishwasher & microwave. 24' pool with deck; 3/4 acre stocked pond with pier; fruit trees, grapes, & raspberry plants. Clean, Clean one owner home!

**TRACT#2:** 8.19 acre tract located to the east of the home including wetlands & a natural pond site. This is large enough for a secluded potential building site.

*Combine tracts 1 & 2 for a one of a kind 13.55 acre secluded home.*

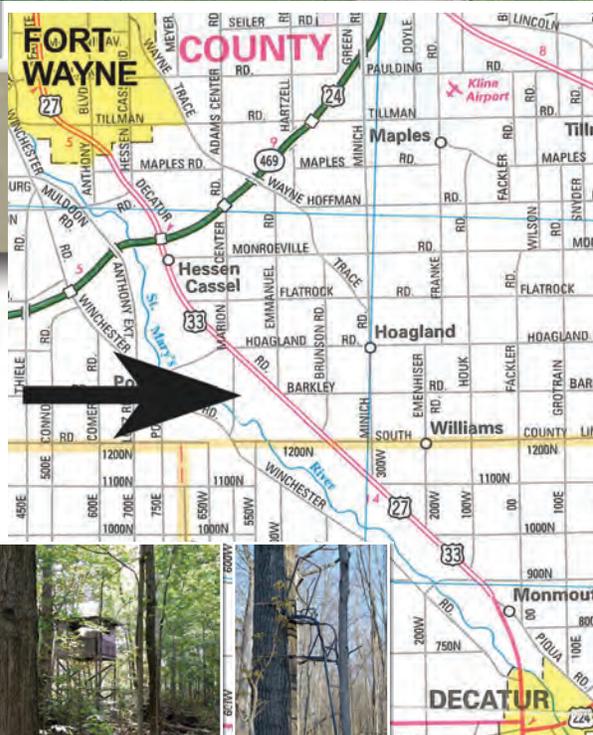
**TRACT #3:** SWING TRACT 15.73 acres of hardwood forest. Combine with an adjoining tract to create your own hunting paradise. This tract is currently enrolled in the Classified Forest Program.

**TRACT #4:** SWING TRACT 4.36 acres with frontage on Marion Center Rd. Combine with either tracts 3 or 5 & create your own country estate. This tract is currently enrolled in the income producing Reforestation Program.

*Combine tracts 3 & 4 to create an awesome hunting or recreational property. Per swing tract rules, tracts 3 & 4 can only be bid on together or each can be bid on by an adjoining landowner or in combination of an adjoining tract.*

**TRACT #5:** 4.48 acre tract with frontage on Marion Center Rd. This would make a beautiful building site or combine with an adjoining tract to add to your country estate. This tract is currently enrolled in the income producing Reforestation Program.

*Many opportunities to buy this property in the way you want. Buy a secluded custom home, hunting property or combine tracts to have all of this to yourself!*



**INSPECTION DATES:**  
Sun., April 30, 2-4 PM  
Mon., May 1, 6-8 PM

**MORE PHOTOS ONLINE at [www.SchraderAuction.com](http://www.SchraderAuction.com)**



**SELLER: KEVIN & SHARON WHITE**  
Auction Manager: Mike Roy



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**MORE PHOTOS ONLINE**