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JUNE 2017						
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18	19	20	21	22	23	24
25	26	27	28	29	30	

800-451-2709
www.schraderauction.com

ONLINE BIDDING AVAILABLE

Held at Fremont American Legion
310 S. Wayne Street
Fremont IN 46737

SCHRADER
Real Estate and Auction Company, Inc.
800-451-2709
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REAL ESTATE AUCTION

Tuesday, June 13 • 3 PM

- Tillable Land
- Two-story Home with Outbuildings & (4) Greenhouses
- Greenhouse Business growing Flowers and Vegetable Plants
- Nice Woods with Creek for Excellent Hunting
- Along Indiana/Ohio State Line

± in 6 tracts
acres

Steuben Co. Indiana

12± Miles NW of Edon, OH
7± Miles SW of Camden, MI
9± Miles SE of Fremont, IN
12± Miles NE of Angola, IN

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AUCTION LOCATION: Fremont American Legion, 310 S. Wayne Street, Fremont IN 46737. 2 blocks south of the stop light in Fremont.

PROPERTY LOCATION: 9595 E. 300 N, Fremont, IN 46737.

DIRECTIONS: From Angola Indiana, travel 6 miles east on US Highway 20, turn left (north) onto N 600 E, 4 miles, then turn right (east) onto E 300 N. From Fremont Indiana, travel on State Road 120 approximately 8.5 miles to Old State Road 1, go south approximately 6 miles, then turn left onto E. 300 N.

TRACT DESCRIPTIONS:

Tract 1: 7± acres with a nice four bedroom, one bath two-story home remodeled in 2010. Improvements include a new furnace, two car detached garage, two-story bank barn and (4) 30'x95' greenhouses. Mr and Mrs Sell have established a successful greenhouse business over the last 36 years, growing and selling hanging baskets, potted plants, along with vegetable and flower plants.

Tract 2: 20± acres mostly tillable with approximately 1,195 ft. of frontage on County Road 300 N.

Tract 3: 20± acres mostly wooded with a good growth of timber and excellent deer and turkey hunting. The woods has a creek running through it and a small ravine. A very nice woods. The tract has 460 ft. of frontage on County Road 300 N.

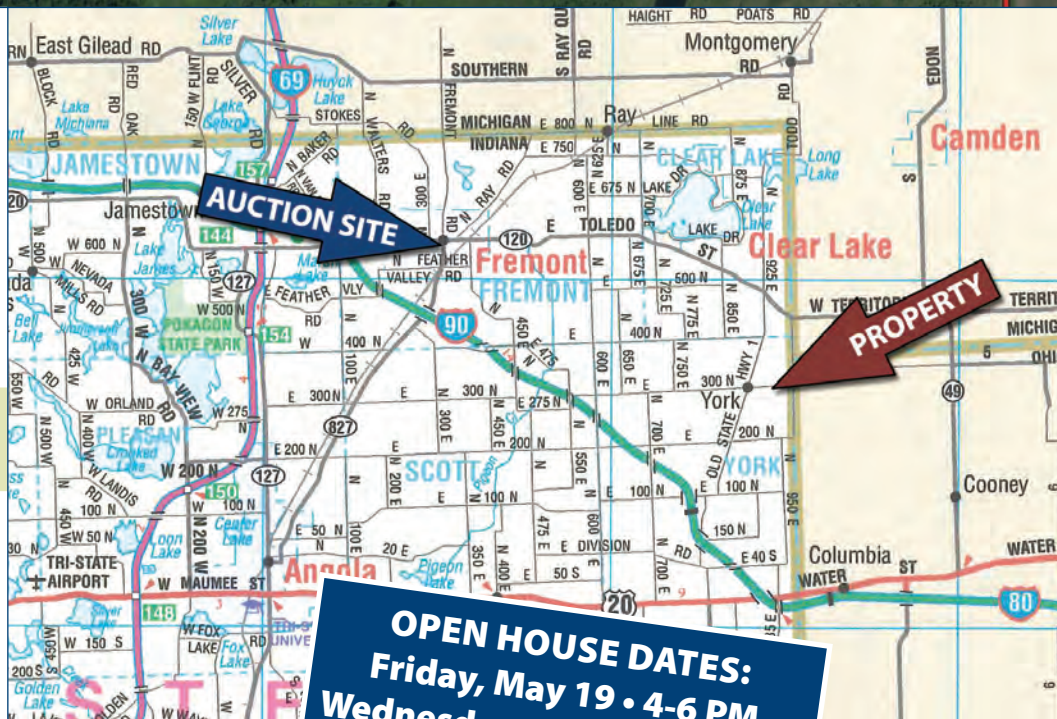
Tract 4: 10± acres all tillable with frontage on County Roads 1000 E. and 300 N.

Tract 5: 10± acres mostly tillable with approximately 475 ft. of frontage on 1000 E. Potential beautiful building site.

Tract 6: 12± acres, "swing" tract. Mostly tillable. This is a "swing" tract and must be purchased by an adjoining landowner or combined with other auction tracts providing road access.

OWNERS: Ed & Sue Sell

AUCTION MANAGER: Robert Mishler • 260-336-9750



OPEN HOUSE DATES:
Friday, May 19 • 4-6 PM
Wednesday, May 31 • 4-6 PM
Meet a Schrader representative at Tract 1



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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 79-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 compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 5% down payment on Tract 1 or any combination of tracts including Tract 1. 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.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and

Seller(s).

POSSESSION: Possession is 30 days after closing on the home on Tract 1, and at closing on bare land subject to farm tenant's rights to harvest 2017 crop.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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. 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 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.



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 Schrader Auction Co. - 800-451-2709.

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