

800<del>-4</del>21-2409 · 590-2



#YC63001504 9088-609-097 Rifter Cox Sale Manager:

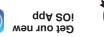
Columbia City, IN 46725 P.O. Box 508 · 950 N. Liberty Drive





















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the person's credentials, fitness, etc. All decisions of person from bidding if there is any question as to and Selling Agents reserve the right to preclude any direction and discretion of the Auctioneer. The Seller of the auction and increments of bidding are at the sumed by Seller or the Auction Company. Conduct liability for its accuracy, errors, or omissions is assubject to verification by all parties relying on it. No erty. The information contained in this brochure is indulries, and due diligence concerning the propner own independent inspections, investigations, potential bidder is responsible for conduction his or

dimensions in the brochure are approximate. Each Seller or the Auction Company. All sketches and or implied, concerning the property is made by the and no warranty or representation, either expressed property is being sold on an "AS IS, WHERE IS" basis, conditions outlined in the Purchase Agreement. The all related materials are subject to the terms and

All information contained in this brochure and DISCLAIMER AND ABSENCE OF WARRANTIES:

ny, Inc. and its representatives are exclusive agents AGENCY: Schrader Real Estate and Auction Compa-

the Selier's option and sufficient for providing title survey. The type of survey performed shall be at bidder shall each pay half (50:50) of the cost of the

determined solely by the Seller. Seller and successful

estimated based on aerial protos and the current posed boundaries are approximate and have been ACREAGE: All tract acreages, dimensions and pro-

REAL ESTATE TAXES will be prorated to day **POSSESSION:** Possession at closing.

title insurance policy in the amount of the purchase EVIDENCE OF TITLE: Seller shall provide an owner's after auction or as soon as possible upon attaining

due at closing. Closing to be held within 30 days CLOSING: The balance of the purchase price is

are capable of paying cash at closing. be sure you have arranged financing, if needed, and SURVEY: Any need for a new survey shall be Your bidding is not conditional upon financing, so cashier's check, personal check, or corporate check. down payment may be made in the form of cash, or auction with the balance in cash at closing. The DOWN PAYMENT: 10% down payment on the day to the Seller's acceptance or rejection.

close of the auction. All final bid prices are subject ments at the auction site immediately following the ders will be required to enter into purchase agree-ACCEPTANCE OF BID PRICES: All successful bid-

individual tracts. There will be open bidding on PROCEDURE: This property will be offered in 2 Terms & Conditions

2 PROPERTIES • Allen County & DeKalb County

 Recreation Land

 Possible **Building** Sites



Early Possession for 2017 Hunting Season Available

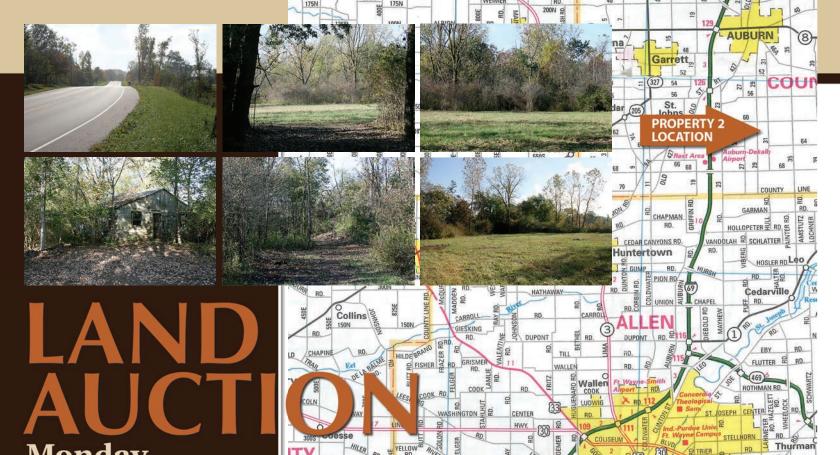
County Rd. 29 Auburn, IN

SCHRADER
Real Estate and Auction Company, Inc.

## LANDAUCTION

Monday, November 6 • 6:00 PM

Both properties to be sold at DeKalb County Fairgrounds, 708 S Union St., Auburn, IN



Monday, November 6 at 6:00 PM

**AUCTION LOCATION:** DeKalb County Fairgrounds, 708 S Union St., Auburn, IN

### **2 PROPERTIES** Allen County, IN **DeKalb County, IN**

**OWNER: MARY A. BANGERT ESTATE** 

Early possession for 2017 Hunting Season available.

SCHRADER
SALE MANAGER: Ritter Cox, 260-609-3306

800-451-2709 • www.SchraderAuction.com

# registered One Week in Advance of the Auction

**PROPERTY 1 LOCATION:** 

9802 Homestead Rd., Roanoke, IN 46783. From I-69 & US 24 southwest side of Fort Wayne TRAVEL approx. 1 mile to Homestead Rd. then south (left) approx. 2 miles to property.

#### **PROPERTY 1 DESCRIPTION:**

3.84 acres possible building sight or recreation land. Development possibilities, great location. Land is partially wooded with some open land. This property offers privacy and diversity. SW Allen Co Schools, sewer, natural gas available. Investigate to create your own country estate.

**SPECIAL NOTE:** Both properties to be sold at DeKalb

**Fairgrounds** 



#### **PROPERTY 2 LOCATION:**

CR 29, Auburn, IN. From southside Auburn, IN travel south on St Rt 427 to Co Rd 60 then east (left) 1 ½ mile to Co Rd 29 then south approx. 4/10<sup>th</sup> mile to

#### **PROPERTY 2 DESCRIPTION:**

15± acres of mostly wooded land with some open land. Possible building sites, abundance of wildlife traffic. Frontage on Co Rd 29. Investigate possibility to build home with some room to roam or great recreation parcel of land.











