

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 2 tracts or as a total unit. There will be open bidding 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% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: The successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following

the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new perimeter survey will be

completed if necessary for closing. The Seller and successful Bidders 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.

AGENCY: Schrader Real Estate and Auction Co. 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 verifications 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 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.

SCHRADER
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RC18-543



Wabash County, IN
**REAL ESTATE
AUCTION**

15[±] acres
offered in 2 tracts



ONLINE BIDDING AVAILABLE

AUCTION MANAGER:

Lee Beer • 574.518.9109
lee@schraderauction.com

JANUARY						
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			

800.451.2709
SchraderAuction.com

Wabash County, IN
**REAL ESTATE
AUCTION**

15[±] acres
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ONLINE BIDDING AVAILABLE



Monday
JANUARY 15
6:00pm

SCHRADER
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Eel River Frontage

Wabash County, IN REAL ESTATE AUCTION

15[±] acres
offered in 2 tracts

Monday JANUARY 15 6:00pm



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

AUCTION LOCATION: The meeting room at the North Manchester Public Safety Building, (Police and Fireman Offices) 709 W Main St, North Manchester, IN

Great opportunity to purchase a unique piece of land just outside of the North Manchester city limits at 11173 N ST RD 13, North Manchester, IN, consisting of 15.809± acres offered in 2 separate tracts. Purchase each tract separately or in combination. Land is located in Wabash County in Chester Twp with great frontage along St Rd 13 and frontage on the Eel River.

PROPERTY LOCATION: Located approx. 1 mile south of the St Rd 114 and St Rd 13 intersection at 11173 N St Rd 13, North Manchester, IN 46962

TRACT 1: Consists of 13± acres with frontage along St Rd 13 and the Eel River. Excellent opportunity to purchase land with farming, building, or recreational possibilities. Don't miss the campsite by the river! Billboard contract on the property provides yearly income. Call for details!

TRACT 2: Consists of 2± acres with frontage on St Rd 13 with an older single family 2 story approx. 2030 sq ft home in need of some updating. There is also a 30'x100' pole building type structure on the property. Consider the possibilities for this tract!

OWNER: Tim Burkett



OPEN HOUSE

Thursday, December 28 from 2-4 PM
Wednesday, January 3 from 3-5 PM
or call Sale Manager for private showing



Tract 1 Campsite



Tract 1 Consider The Possibilities



Tract 2 Home



Tract 2 Pole Barn



Visit SchraderAuction.com for more photos.

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