noundaries are approximate and have been estimated ACENCY: Schrader Real Estate & Auction Company, Inc. OTHER ORAL STATEMENTS MADE. ments of public record, and all other matters of public ACREAGE: All tract acreages, dimensions, and proposed EASEMENTS: Subject to any and all existing easements. property by virtue of the offering of the property for sale. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE convey insurable tritle to the real estate. Real estate is sold cluding drainage assessments, if any, that are last payable the property. No party shall be deemed an invitee of the decisions of the Auctioneer are final. bidder will be required to sign a Vircines Agreement at the action of closing with an additional 10% down payment.

REAL ESTATE TAXES: Seller shall be required to sign a Vircines of Principac Payments and provide a Warranty Deed sufficient to the and payable in 2018. Buyer shall assume any personnel, further, Seller shall provide a Warranty Deed sufficient to the precidude and will be reserved and all responsi
The Seller shall pay all 2017 real estable and solution as to the person's credentials, fitness, etc. All and discretion of the Agreement and the provide and with auction of the Auctioneer. The Seller shall assume any and all responsi
The Seller shall pay all other assessments in the provide and with auction of the Auctioneer. The Seller shall assume any and all responsi
The Seller shall pay all other assessments in the provide and with a provide and with a sell provide and with a selling and a selling and a selling and a selling and discretion and the present and the present and the present and a selling and a ect to the Seller's acceptance or rejection. The successful closing, However, possession of the land can be obtained inspections, investigations, investigations, inquiries and or the Auction Company. Conduct of the auction and POSSESSION: Possession of the land and home is at sponsible for conducting, at their own risk, their own accuracy, errors, or omissions is assumed by the Seller PROPERTY INSPECTION: Each potential Bidder is re- verification by all parties relying on it. No liability for its AONB BIDDING IS NOT CONDITIONAL UPON FINANCING; at the February 21st meeting, Costs for an administered tonagely to reflect the difference, it any, between the inquires, and due diligence concerning the property. , personal check, or corporate check. To approval of the Whitley County Planning Commission Seller and the purchase price shall be adjusted propor- his or her own independent inspections, investigations, DOWN PAYMENT: 10% down payment on the day of a soon thereafter as applicable closing documents are perimeter survey of the property is provided, the survey and the property is provided. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller. The down payment may be made in the form completed by the Seller and the survey of the property is provided, the survey of the property is provided. The provided in the form completed by the Seller and the survey of the property is provided. The provided is provided the survey of the property is provided to the survey of the property is provided. The down payment may be made in the form the provided the provi closing, which will take place 30 days after auction day, or essary or appropriate in Seller's sole discretion. If a new properly is made by the Seller or the Auction Company. the Auctioneers. Bids on tracts, tract combinations, and CLOSING: The balance of the purchase price is due at record the conveyance or unless otherwise deemed nec-sentation, either expressed or implied, concerning the unless a new perimeter survey is required in order to on an "AS IS, WHERE IS" basis, and no warranty or reprethis brochure. There will be open bidding on all tracts viding an Owner's Title Policy shall be paid for by Seller fer survey of the auction property will not be provided in the Purchase Agreement. The property is being sold band as one (1) and it the date and time noted in dated title commitment prior to closing. The cost of pro-Jaividual tracts, any combination of two (2) or more tracts

Seller agrees to furnish Buyer, at Seller's expense, an up-DISCLAIMER AND ABSENCE OF WARRANTIES: All in-EVIDENCE OF TITLE: Seller shall provide a preliminary based on county tax parcel data, county GIS and/or aerial and its representatives are exclusive agents of the Seller

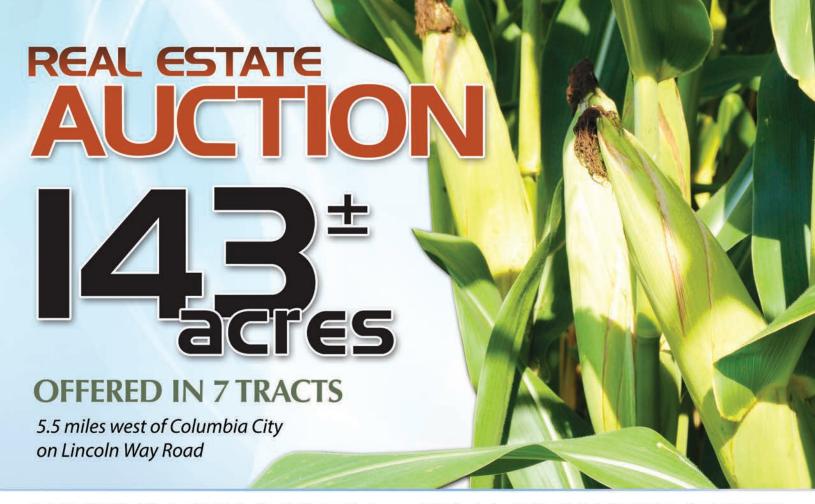
PROCEDURE: The property will be offered in seven (7) in- title insurance commitment for review prior to auction. mapping.

closing shall be shared 50:50 between Buyer and Seller. advertised acres and surveyed acres.

All lender costs shall be paid by the Buyer.

lerms and Conditions:

Auction Manager: Gene Klingaman 6072-124-008 • 800-451-2709



WHITLEY COUNTY, IN • ETNA TROY TOWNSHIP



- 3 Bedroom Ranch Home with Outbuildings
- 113 Acres Tillable
- Several Potential Building Sites
- Excellent Hunting Tract





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WEDNESDAY, MARCH 14 • 6:00 PM

Auction held at Northern Heights Elementary School



5.5 miles west of Columbia City on Lincoln Way Road

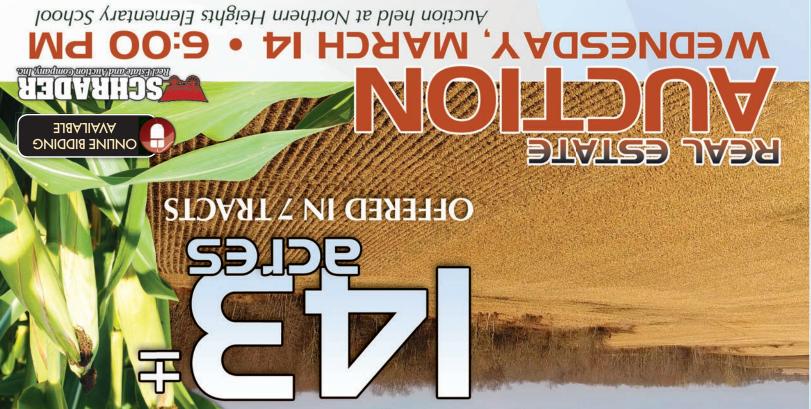
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950 N. Liberty Drive, Columbia City, IN 46725

subject to all rights of way, legal highways, leases, ease- without a penalty after the date of closing.

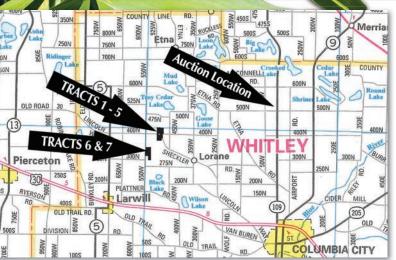
Real Estate and Auction Company, Inc.







WEDNESDAY, MARCH 14 • 6 PM



AUCTION LOCATION:

Northern Heights Elementary School, 5209 N. State Rd. 109, Columbia City, IN.

PROPERTY LOCATION:

5.5 miles west of the intersection of Lincoln Way and US Hwy 30 on both sides of Lincoln Way. Tracts 6 & 7 are located on County Road 550 W, 1/2 mile south of Lincoln Way.

TRACT DESCRIPTIONS:

TRACT #1: 2.5 acres with custom built 1-story 1532 sq. ft. ranch home with vinyl siding & metal roof. This home features 3 bedrooms, kitchen, 1-1/2 baths, dining/living room combination, hardwood floors, full basement plus an attached garage. Other improvements include 1530 sq. ft. barn with 1020 sq. ft. lean to, 1800 sq. ft. open sided building + drive-through corn crib. **4960 W 400 N, Columbia City, IN.**

TRACT #2: 35 acres of productive tillable farmland. This tract is all tillable except road frontage on County Road 400 N. Miami Sandy Loam is the predominate soil type on this tract.

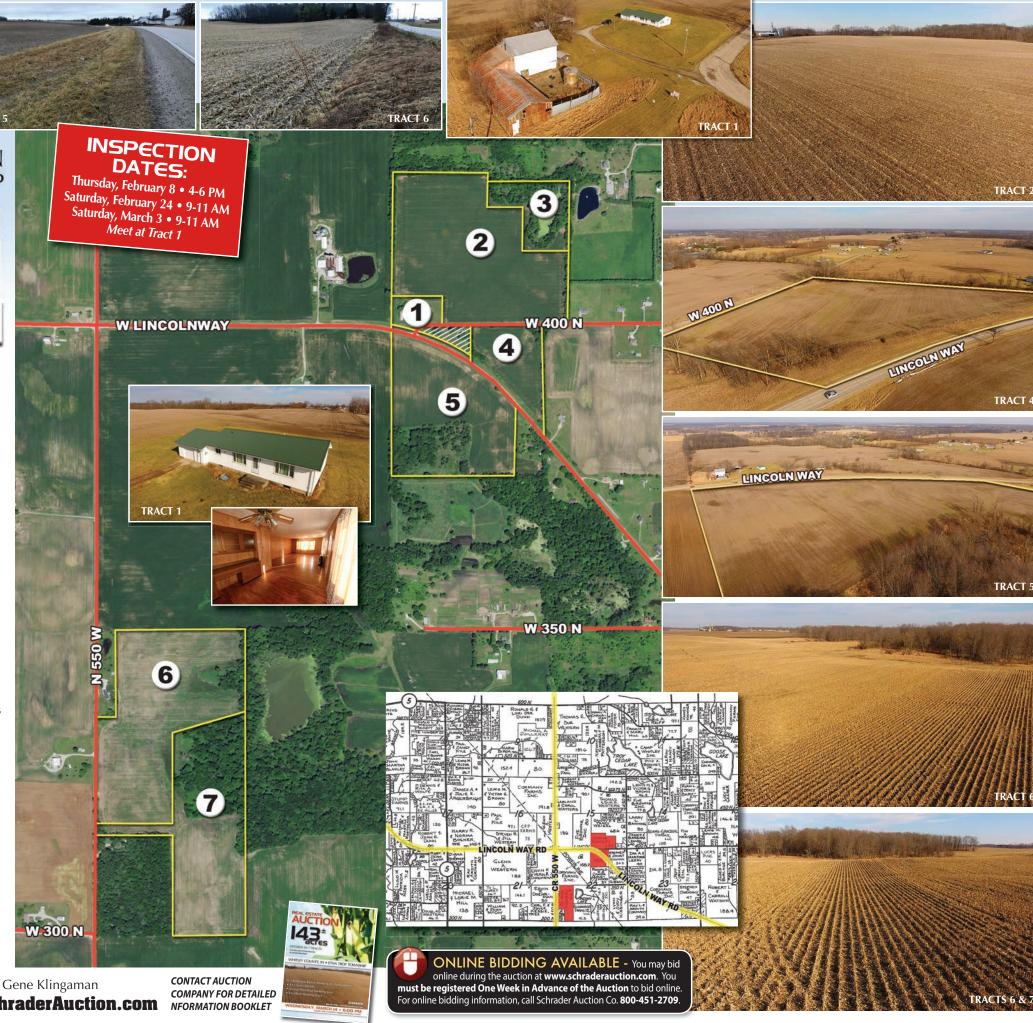
TRACT #3: 7.5 acres SWING TRACT. This tract must be purchased by joining neighbor or in combination with Tract #2.

TRACT #4: 9 acres with frontage on County Road 400 W and Lincoln Way Road. Investigate the possibility of this tract as a possible future rural estate building site.

TRACT #5: 26 acres with approximately 18 acres of productive tillable land. Easy access from Lincoln Way Rd. The two predominate soil types are Miami Sandy Loam and Mermill Loam on the 18 acres of productive tillable land. The balance of the acreage is mixed hardwood trees.

TRACT #6: 34.5 acres of productive tillable farmland. The 3 predominate soil types on this tract are Miami Clay Loam, Riddles Sandy Loam, and Brookston Loam. Easy access from County Road 550 West.

TRACT #7: 28 acres with approximately 18 acres of tillable farmland and approximately 10 acres of woodland. Investigate the potential of this tract as a hunting recreational tract and also as a secluded building site. This tract has multiple uses be prepared to bid your price. Combine tracts 6 and 7 for 50 acres of productive tillable farmland.





SELLER: JOANN KEMERY ESTATE | AUCTION MANAGER: Gene Klingaman

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