

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual Real Estate tracts, any combination of tracts or the whole property can be assembled. 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. 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 within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between

Buyer(s) and Seller.

POSSESSION: Possession on day of closing, immediately following the closing on non-tillable land, subject to tenant farmers 2018 crop on tillable land. The buyer(s) to receive the owners 2018 share of the crop.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day 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: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., 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 "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.**



7009 N. River Road,
Fort Wayne, IN 46815

SALE MANAGER: Jerry Ehle
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

JUNE 2018						
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

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Land Auction



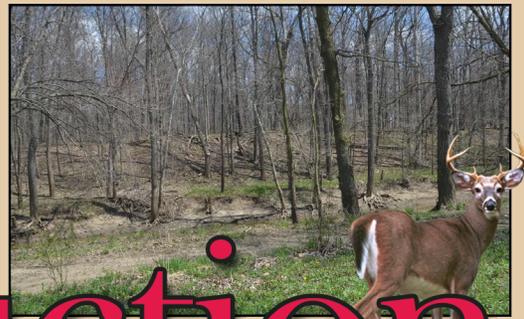
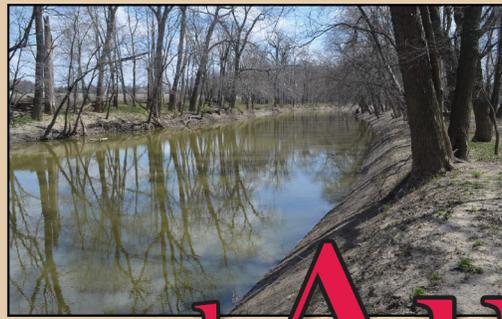
- Approximately 90± Acres Tillable
- 16± Acres Great Hunting and Recreation PLUS the entire Wooded River Boundary!
- Gorgeous Scenic River Sites
- Possible Building Sites



Land Auction

MONDAY, JUNE 18 • 6 PM

866-340-0445 • SchraderFortWayne.com



Allen Co., IN
106⁺ acres
 offered in
 2 tracts
 Riverbottom Property

Land Auction

MONDAY, JUNE 18 • 6 PM

PROPERTY LOCATED:
 12,000 Block of S. Anthony
 Extended, Fort Wayne.
 In Marion Township, Located
 between E. Ferguson Rd. and
 Winchester Rd.

AUCTION HELD AT
HESSEN CASSEL PARISH
HALL, 1337 Old Decatur
Road South, (U.S.27), Fort
Wayne, Indiana, 46816.

PREVIEW DATES:
Monday, May 14 • 5 - 7 pm
Thursday, May 24 • 5 - 7 pm
 Meet the Auction Manager
 at the property or Call for walk-over
 inspections.

TRACT 1: 50± ACRES. This tract has approximately 200± feet of road frontage and is over 2500± feet deep. This tract has approximately 44± acres tillable.

TRACT 2: 56± ACRES. This tract has approximately 260± feet of road frontage, and it too runs approximately 2,500± feet deep. This tract has approximately 50± acres tillable.

There is a scenic path that runs around most of the property along the river frontage. This would be a great riding trail for horses and atvs. The wooded wet areas in the center of the property provide great wildlife habitat. There would also be great areas for camping and retreats in this area. This is not your ordinary piece of farmland. It offers the Outdoor Recreation and Nature Lover a great opportunity



to purchase a very private property for lots of uses. *There are Natural Resources Conservation Services Floodplain Easement enrollments available for a property such as this one. Contact Auction Manager for further details on this.*

- **APPROXIMATELY 90± ACRES TILLABLE • 16± ACRES GREAT HUNTING AND RECREATION PLUS THE ENTIRE WOODED RIVER BOUNDARY!**
- **GORGEOUS SCENIC RIVER SITES • POSSIBLE BUILDING SITES**



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.



SELLER: DORIS SUMMERS ESTATE
AUCTION MANAGER: JERRY EHLE

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