

## AUCTION TERMS & PROCEDURES:

**PROCEDURE:** Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

**APPROVAL 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 bids are subject to the Sellers acceptance or rejection.

**DEED:** Seller will provide Personal Representative Deed.

**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place in 30 days after marketable title.

**POSSESSION:** At closing on home, buildings and non-tillable land. The farmland is cash rented until after the 2018 crops are harvested.

**REAL ESTATE TAXES:** The Seller shall pay the 2017 real estate taxes, due in 2018 and the first half of the 2018 taxes due in 2019, to be estimated based on the most recent available taxes. The Buyer shall pay all taxes thereafter.

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch taxes due if any after closing.

**SURVEY:** The Seller shall determine any need for a new survey. Tracts purchased separately or in combinations that contain entire existing legal descriptions shall not be surveyed. Any new survey provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. There shall be no adjustment on Tracts or combinations of Tracts with improvements. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Seller shall not be responsible for any closing costs incurred by the Buyer(s) for financing.

**EASEMENTS:** The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent

inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**



950 North Liberty Dr., Columbia City, IN 46725

### AUCTION MANAGERS:

Gary Bailey : 800-659-9759 • 260-417-4838

Robert Mishler: 260-336-9750

AC63001504, AU09200000, AU08701553



September 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						

Get our iOS App



Follow us on:



www.GaryBaileyAuctions.com

**800.659.9759**

REAL ESTATE

*Auction*

LAGRANGE COUNTY, IN



- Country Home & Barn
- Productive Tillable Farmland
- Building Sites & Managed Woodland
- Wildlife & Hunting



**MONDAY, SEPT. 17 @ 6PM**

*At the Lagrange County  
Fairgrounds Community Building*

**80<sup>±</sup> ACRES**  
**7 TRACTS**



# REAL ESTATE

## Auction

LAGRANGE COUNTY, IN

East of Lagrange, South of  
Brighton, Bloomfield Township

- Country Home & Barn
- Productive Tillable Farmland
- Building Sites & Managed Woodland
- Wildlife & Hunting

*Inspections and open house dates:*

**Saturday August 18, 1-3 PM and**

**Monday August 20, 4:30-6 PM.**

\*Call the sale managers for private inspections.

**MONDAY, SEPT. 17 @ 6PM**

*At the Lagrange County*

*Fairgrounds Community Building*

**80<sup>±</sup> ACRES**  
**7 TRACTS**

**Property Location:** 1850 N 600 E, Lagrange, Indiana.

From US 20, go 4.5 miles east of Lagrange to CR 450 E turn north ¼ mile to CR 25 N, then turn east 1 ¼ mile. Road turns into CR 600 E; continue ¾ mile to the farm. Or, from SR 120 & SR 3 at Brighton, travel south 3.5 miles on SR 3; when SR 3 turns east, go straight on CR600 E to the farm.

**Auction Location:** 1030 E075 N Lagrange, At the Lagrange County Fair Grounds Community Building.

### Tract Information:

**TRACT #1: 10± acres**, all tillable productive acres with road frontage on CR 150 N excellent potential building site.

**TRACT #2: 10± acres**, all tillable, productive farm ground with frontage on CR 150 N and 600 E, potential building site.

**TRACT #3: 16± acres**, all tillable with frontage on CR 600 E, great potential building site.

**TRACT #4: 3.5± acres**, 1,560± Square Foot Country home, with 3 or 4 bedrooms, Living-room, Kitchen, 1 bath, Basement, Barn with Lean To great for horses or livestock Detached garage room for a small pasture and garden.

**TRACT #5: 11± acres**, tillable land and potential building site.

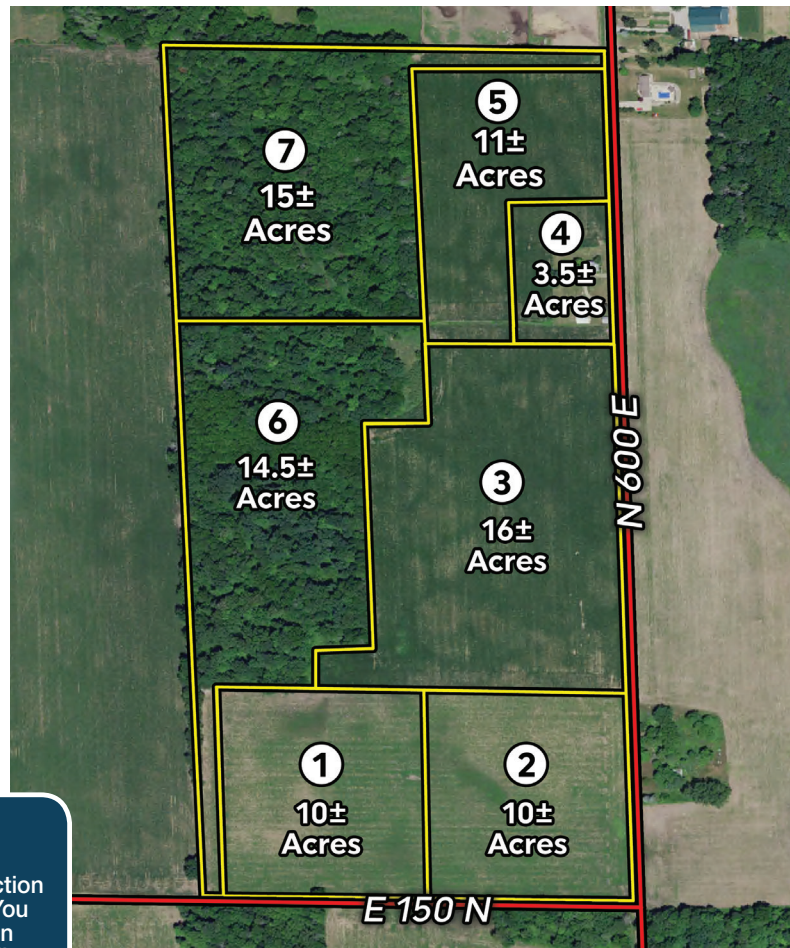
**TRACT #6: 14.5± Wooded acres**, managed timber, with 50' of frontage on CR 600 E, hunting and wildlife, forest reserve.

**TRACT #7: 15± acres**, all wooded, managed timber with 50' of frontage on CR 150 N forest reserve program.



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.



*Bid your price on your choice of any tract or any combination of tracts!*



**Owner: The Kathryn Sautter Estate**

**AUCTION MANAGERS: Gary Bailey : 800-659-9759 • 260-417-4838**

**Robert Mishler: 260-336-9750**

**[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com) 800.659.9759**



**SCHRADER**  
Real Estate and Auction Company, Inc.