

Auction Manager:

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NOVEMBER							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								

 **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 Kevin Jordan at
Schrader Auction Co. - 800.451.2709.

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SchraderAuction.com

Wells County

Bluffton, IN

FARMLAND & WOODED

LAND AUCTION

Thursday, November 8 • 6pm

at the 4-H Park, I240 4-H Park Rd, Bluffton, IN

150
acres

Offered in 14 Tracts
from 2± to 25± acres

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Bluffton, IN

FARMLAND & WOODED

LAND AUCTION

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Productive Tillable Land
Potential Home Sites
Hunting / Recreational

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FARMLAND & WOODED LAND AUCTION

150[±] acres

Offered in 14 Tracts
from 2[±] to 25[±] acres

AUCTION LOCATION:

4-H Park, 1240 4-H Park Rd, Bluffton, IN
From Downtown Bluffton, travel 0.8 miles South

PROPERTY LOCATION:

Tracts 1-6: Located on the Northwest corner of SR 1 & CR 300N. Three miles north of Bluffton on SR 1.

Tracts 7-10: Located on the Southwest corner of SR 124 & SR 201. From Bluffton, travel 1.7 miles east on SR 124.

Tracts 11-14: Located on Elm Grove Rd. From Bluffton, travel 0.8 miles east on SR 124 to Elm Grove Rd, turn south and travel 0.5 miles southeast.

Thursday, November 8 • 6pm

TRACT 1 – 25[±] acres, 19[±] acres tillable, 600[±] ft. frontage on SR 1.

TRACT 2 – 8[±] acres, 7[±] acres tillable, 535[±] ft. frontage on CR 300N and 675[±] ft. frontage on SR 1.

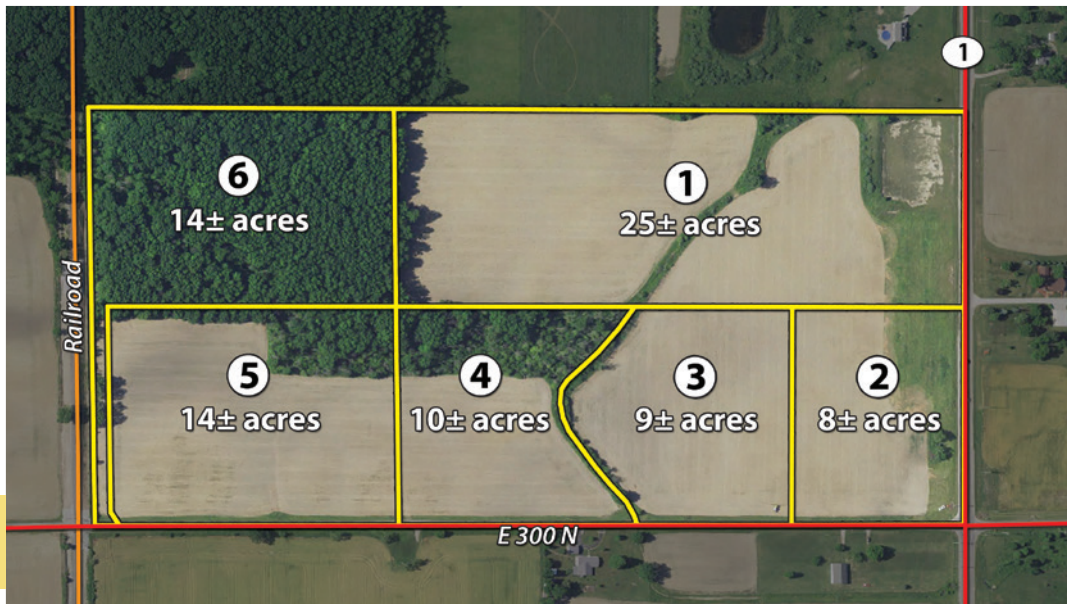
TRACT 3 – 9[±] acres, 8[±] acres tillable, 480[±] ft. frontage on CR 300N.

TRACT 4 – 10[±] acres, 7[±] acres tillable, 740[±] ft. frontage on CR 300N.

TRACT 5 – 14[±] acres, 12[±] acres tillable, 865[±] ft. frontage on CR 300N.

TRACT 6 – 14[±] acres, Woods. 75[±] ft. frontage on CR 300 N.

Tracts 1-6: Soils are Pewamo, Blount-Del Ray & Glynwood. Approx. 50 acres tillable.



INSPECTION DATE

**Saturday, October 13
from 10am to Noon**

*Meet a Schrader
Representative on Tract 2.*



TRACT 7 – 2.5[±] acres with 225[±] ft. frontage on SR 124 and 500[±] ft. frontage on SR 201.

TRACT 8 – 9.5[±] acres, 100[±] ft. frontage on SR 201 and 485[±] ft. frontage on SR 124.

TRACT 9 – 16[±] acres with 130[±] ft. frontage on SR 201.

TRACT 10 – 2[±] acres with 300[±] ft. frontage on SR 201.

Tracts 7-10: Soils are Glynwood, Blount-Del Ray & Pewamo. Approx. 15 acres tillable.

TRACT 11 – 4[±] acres with 200[±] ft. frontage on Elm Grove Rd.

TRACT 12 – 20[±] acres, 19[±] acres tillable, with 350[±] ft. frontage on Elm Grove Rd.

TRACT 13 – 11[±] acres, 10[±] acres tillable, with 365[±] ft. frontage on Elm Grove Rd.

TRACT 14 – 5[±] acres with 320[±] ft. frontage on Elm Grove Rd.

Tracts 11-14: Soils are Glynwood, Blount-Del Ray & Pewamo. Approx. 30 acres tillable.



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SELLER: Dina Fae Moser Estate
ONLINE BIDDING AVAILABLE

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 14 individual tracts, any combination of tracts and as a total 150[±] acre unit. 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 real estate purchase price is due at closing, which will take place approximately 15 days after insurable title is presented.

POSSESSION: Possession is at closing, subject to rights of the current tenants.

REAL ESTATE TAXES: Real estate taxes will be prorated to date of closing. Buyer(s) shall assume any taxes thereafter.

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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder 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. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and 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.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.