

# AUCTION TERMS

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts and as a total 65± 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 on or before December 21, 2018 or as soon as possible thereafter. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller will pay all of 2018 real estate taxes due and payable in 2019.

**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.**



#AC63001504  
#AU08700434  
#AU11300081

950 N. Liberty Dr., Columbia City, IN 46725

**Auction Managers:**

Jim Hayworth: 765-427-1913

Jimmy Hayworth: 219-869-0329



NOVEMBER 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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CARROLL COUNTY, IN  
**LAND AUCTION**

AVAILABLE IN 65 ACRES TWO TRACTS

(2) Creeks Possible Building Sites  
Wooded Tracts  
Frontage on CR 700W, 950N and 1000N

MONDAY, NOVEMBER 26TH @ 6PM



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**AUCTION LOCATION: WABASH ERIE CANAL CENTER**  
1030 N. Washington St., Delphi, IN

MONDAY, NOVEMBER 26TH @ 6PM

Schraderauction.com

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CARROLL COUNTY, IN

# LAND AUCTION

AVAILABLE IN **65** TWO TRACTS

**ACRES**

(2) Creeks  
Possible Building Sites

Wooded Tracts  
Frontage on CR 700W, 950N and 1000N



**MONDAY, NOVEMBER 26TH @ 6PM**

**AUCTION LOCATION :** In Delphi, IN at the intersection of US 421, SR 18 & 39, take North Washington St. approx. 10 blocks North and West to 1030 N. Washington St. to Wabash Erie Canal Center.

**PROPERTY LOCATION :** From Monticello, IN: Take US 421 & SR 39 approx. 3 miles SE to (Patton) CR 1100N, then take CR 1100N approx. 4 miles East to CR 700W; then take 700W 1.5 miles south, property is on the west side of 700W.

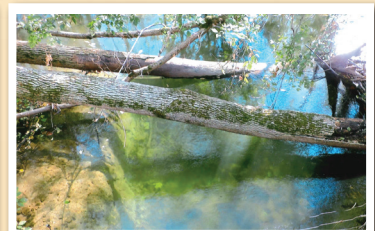
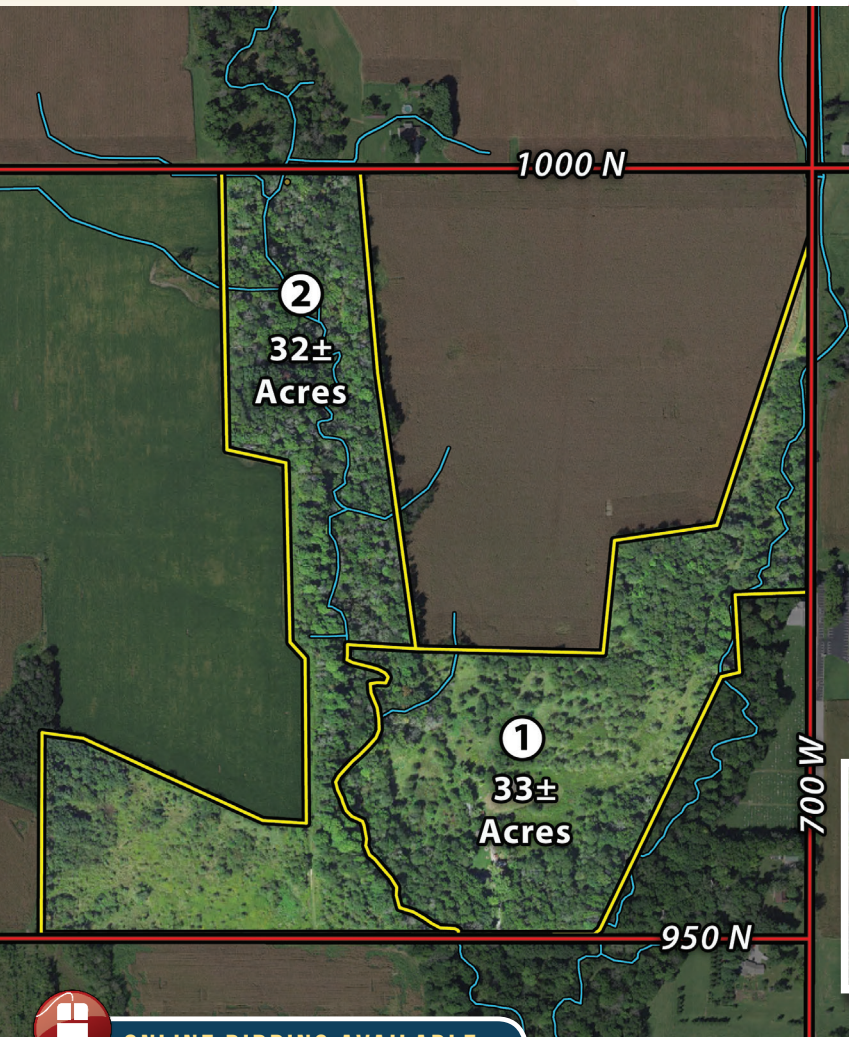


**Inspection Day: November 7 from 3-5:00 PM at Tract #1, at grain bin site.**

**TRACT 1 :** 33± acres parcel of wooded land. This tract has a small creek through part of this parcel. This tract has a 7 ring grain bin, 18'x72' tool shed, 14'x16' utility shed, a well, possible building site and frontage on another small creek. Also, this tract has frontage on CR 700W and 950N.

**TRACT 2 :** 32± acres parcel of wooded land. This tract has a small creek running through starting at 1000N and goes through 950N. This tract also has some possible building sites.

• Both tracts have some possible timber value and open trails. • RE Tax: \$453.75 / 6 mo.



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

## AUCTION MANAGERS:

JIM HAYWORTH: 765-427-1913  
JIMMY HAYWORTH: 219-869-0329

OWNER: Carmen Slavens

**800-451-2709**  
**SchraderAuction.com**