

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 6 tracts, any combination of tracts, and as a total 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.

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. Purchase agreements are available for review prior to the auction.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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.

CLOSING: The balance of the purchase price is due at closing, which will take place within approximately 30 days of proof of insurable title.

INSPECTIONS AND APPROVALS: There is no current approval from DeKalb County Planning that any of the parcels can be built upon. It is the Buyer's obligation to obtain information and approval to build on one of the parcels from DeKalb County Planning. The home and buildings are being offered in "AS IS" condition. All inspections are the obligations of the potential buyer.

EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owners Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.

POSSESSION: Possession shall be given at closing.

REAL ESTATE TAXES: Taxes shall be prorated to the date of closing. Buyer shall assume any Ditch Assessments due after closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

SURVEY: Current existing survey and legal descriptions shall be used to convey the property if sold as a whole. Should the tracts sell separately, a new survey of each tract or combination of tracts will be completed with the costs of the survey divided 50:50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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 date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyers 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.

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 Sellers or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduction 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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.

DeKalb County, Indiana

ABSOLUTE LAND AUCTION

40[±] acres offered in 6 tracts

Monday, March 25 - 6PM

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 Company at 800.451.2709.

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Auction Manager:

Dean Rummel #AU08801377
260.343.8511 • dean@schraderauction.com

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

MARCH

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ABSOLUTE LAND AUCTION



DeKalb County Indiana

40[±] acres offered in 6 tracts

- 25.9[±] Tillable Acres
- Building Sites
- 3 Bdrm House & Bank Barn

Online Bidding Available

Monday, March 25 - 6PM

held at the DeKalb County Fairgrounds, Auburn, IN

40 ABSOLUTE LAND AUCTION

± acres offered in 6 tracts DeKalb Co. Indiana

Monday, March 25 - 6PM  Online Bidding Available

Property Location: South of Auburn, Indiana on CR 427 to CR 66. Location is on northwest corner.

Auction Location: DeKalb County Fairgrounds, 708 S. Union St., Auburn, Indiana, 46706

REAL ESTATE TAXES – \$2,216.88
Seller applied spring fertilizer and disked the corn stalks. Total value of \$1,650.

TRACT 1 – 6± acres mostly tillable consisting of GnB2 Loam soil with 500' road frontage on CR 427. Ideal for a potential home site, farming, and recreational use. Can be attached Swing Tract 6.

TRACT 2 – 9± acres rolling, scenic with 480' road frontage on CR 427 consisting mostly of GnB2 Loam soil. Can be joined to Swing Tract 6 for extra land for farming, hunting, recreational use, or potential building site.

TRACT 3 – 6± acres with 290' road frontage on CR 427. This tract has potential for farming consisting mostly of RE Loam, potential building site, and can be joined to Swing Tracts 4 and/or Tract 6. Access from CR 427.

TRACT 4 – 3.5± acres Swing Tract with frontage on CR 66. With approval from DeKalb Co. Surveyor a culvert could be installed in the ditch to provide access from CR 66 to Tract 3.

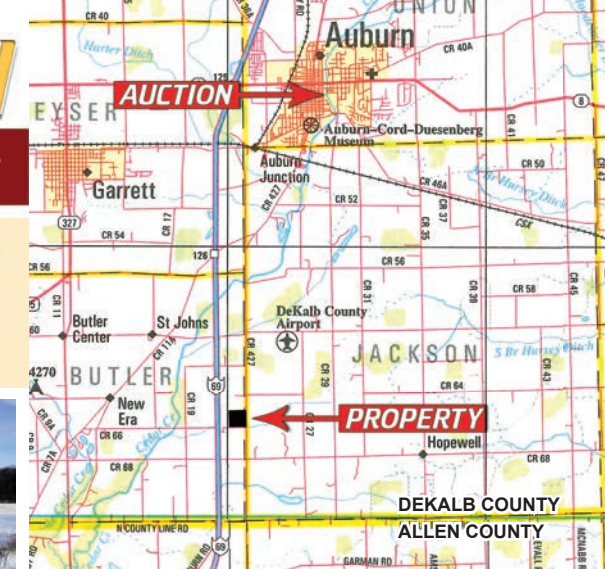
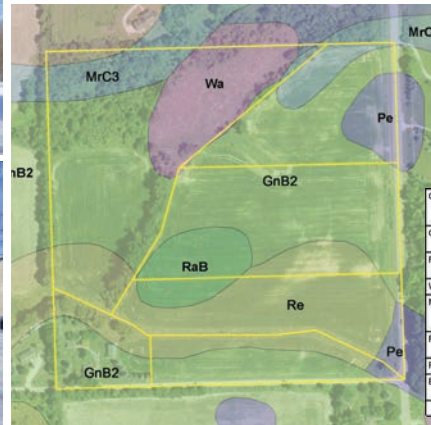
TRACT 5. – 2.5± acres with a 1 1/2 story, 1,280 sq. ft. home, central heat, 3 bdrm, 1 bath, bank barn, chicken house. This parcel can also be attached to Tract 3, Tract 4 and/or Tract 6.

TRACT 6 – 13± acres Swing Tract This parcel can be attached to adjacent parcels that are for sale or a neighboring property owner. It consists of wooded area and farm land. Would be ideal for hunting, recreational use, farming, and potential home site.

SELLER – Ranch LLC % Mrs. Nancy George



Inspections: Meet a Rep at Tract 5
Tuesday, March 5 from 2-4 pm &
Wednesday, March 6 from 4-6 pm



Code	Soil Description	Acres	Percent of field	Corn	Winter wheat	Soybeans	Grass legume hay	Grass legume pasture	Alfalfa hay	Corn silage	Oats	Pasture
GnB2	Glymwood loam, 2 to 6 percent slopes, eroded	19.85	49.6%	128	56	41	4	8	5	18	78	
Re	Rensselaer loam, 0 to 1 percent slopes	9.39	23.5%	167	68	49	6					11
Wa	Walkkill silt loam	3.65	9.1%	165	66	49	5			23		11
MrC3	Morley silt clay loam, 6 to 12 percent slopes, severely eroded	2.78	7.0%	105	47	37	4	7		15		
RaB	Ransom sandy loam, 2 to 8 percent slopes	2.31	5.8%	126	57	44	5			16		8
Pe	Peunom silt clay	1.75	4.4%	155	62	42	5			22		10
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	0.27	0.7%	136	61	44	5	9				
Weighted Average				140.1	59.5	43.6	4.7	4.5	2.5	14.1	38.7	4.5

AUCTION MANAGER: Dean Rummel
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