

# Land Auction

Dekalb County  
Auburn, Indiana

# 49.5±

Acres in 2 Tracts



### Auction Manager:

Arden Schrader • 260-229-2442  
AC63001504, AU01050022

MARCH	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
	24/31	25	26	27	28	29	30

### Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725  
800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

## Wednesday, March 27 • 6:00pm

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Auburn, Indiana

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- 49.5± Productive Tillable Acres
- Possible Building Sites
- Recreational Opportunities
- Great Location

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Acres in 2 Tracts



ONLINE BIDDING AVAILABLE

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# Land Auction 49.5±

Wednesday, March 27 • 6:00pm

Acres in 2 Tracts

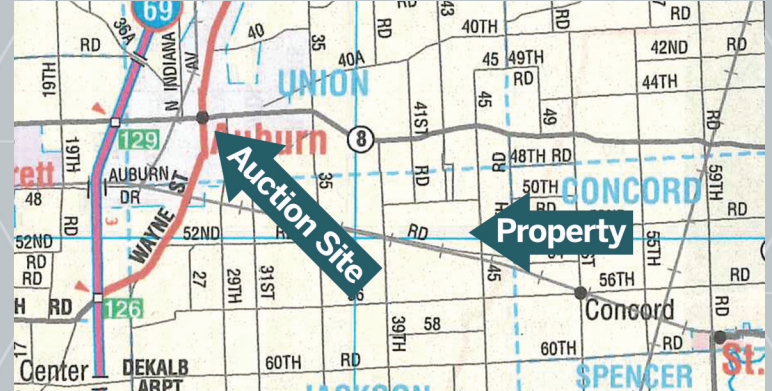
DeKalb County • Auburn, Indiana | Auction Held at DeKalb County Fairgrounds

**Property Location:** 5380 CR 45, Auburn, IN 46706 • East of Auburn on SR 8 approximately 2-1/2 miles to CR 45 then south 1-1/2 mile to the property on the west side of the road.

**Auction Location:** DeKalb County Fairgrounds, Auburn, IN in the Middaugh Hall

**Tract 1: 26± acres** of mostly all tillable land. Productive soils including Blount, Rensselaer and Pewamo.

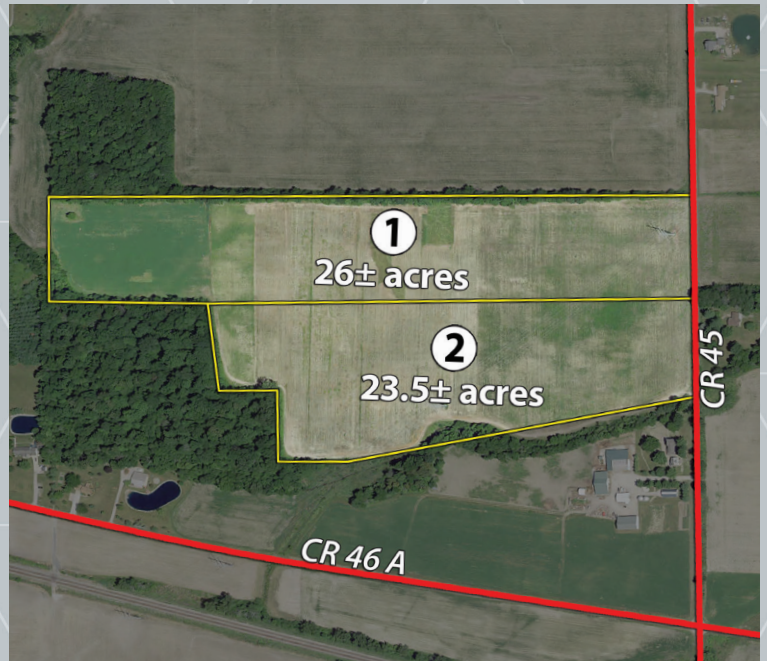
**Tract 2: 23.5± acres** mostly all tillable land. Productive soils. Possible building sites with frontage on CR 45. Great location to create your estate.



**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 Company: 800-451-2709.

**Inspection Date:** Thursday, March 14 • 4:30-6PM, Meet a Schrader representative at the property. Walk over inspections welcome any time.



**Owners:** Victor & Lori Graber | **Auction Manger:** Arden Schrader • 260-229-2442

#### AUCTION TERMS & PROCEDURES:

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 49.5± 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 targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the date 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:** 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.

**75th ANNIVERSARY**  
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