

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 118± 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 a Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

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

REAL ESTATE TAXES: Real estate taxes will be taxes prorated to 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.** Some of these photos are for illustrative purposes and were not photographed on the property.

WELLS COUNTY, IN LAND AUCTION

Thursday, November 7 • 6pm
Held at the Lighted Garden
Reception Hall | Ossian, IN

118±

Acres Offered
in 4 Tracts

NOVEMBER						
Sun	Mon	Tue	Wed	Thur	Fri	Sat
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



Sale Manager: Al Pfister • 260-760-8922

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Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com

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ONLINE BIDDING AVAILABLE



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AUCTION LOCATION

Lighted Gardens Reception Hall • 10794 State Road 1, Ossian, Indiana 46777 • From the Junction of I-469 & State Road 1 travel south 3 miles.

PROPERTY LOCATION

From Bluffton, travel 4 miles north to CR 400 N, turn east 2 miles to property.

TRACTS 1-3 are located on the northwest corner of County Road 400 N and CR 500 E, Sec. 11, Lancaster Twp., Wells County, Indiana.

TRACT 4 is located one half mile north of the Junction of CR 400 N & 500 E.



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 Schrader Auction Co. **800-451-2709**.

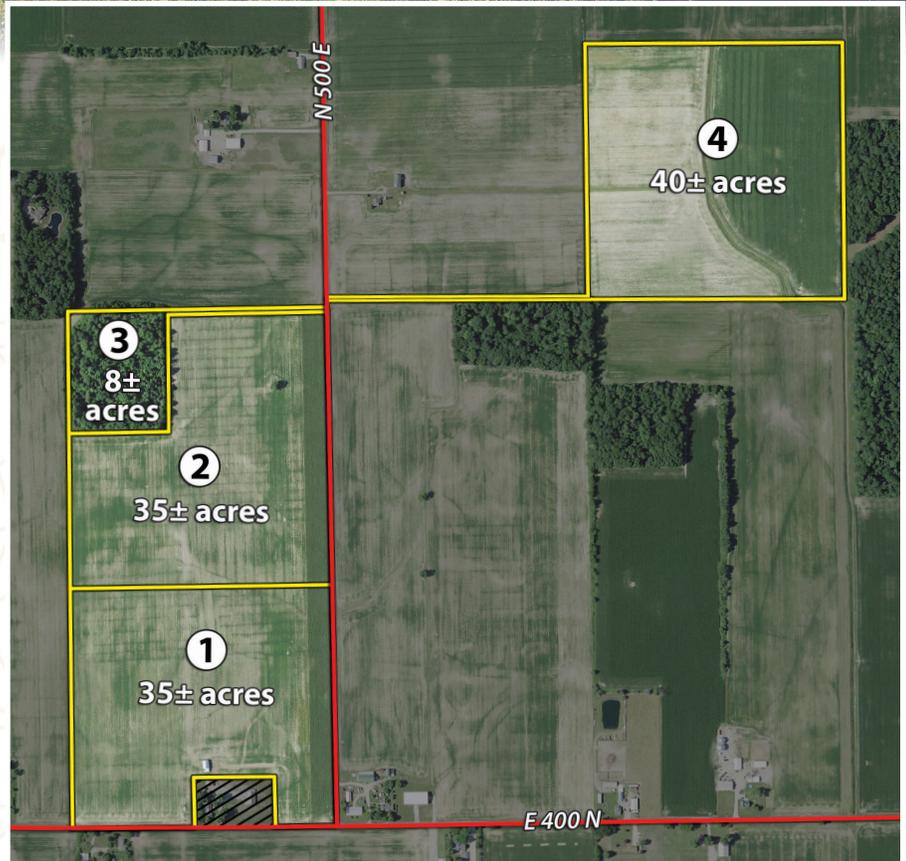
800-451-2709

www.SchraderAuction.com

118[±]

Acres Offered in 4 Tracts or Combinations

Inspection Date:
Saturday, October 19
from 10am-12pm



TRACT DESCRIPTIONS

TRACT 1: 35± ACRES, mostly tillable. There is 945± feet frontage on CR 400 N and 1240± feet frontage on CR 500 E. Soils are Pewamo and Del-Rey Blount.

TRACT 2: 35± ACRES, mostly tillable with 1405± feet frontage on CR 500 W. Soils are Del-Rey Blount & Pewamo.

TRACT 3: 8± ACRES, woods with 25 feet deeded access from CR 500 E.

TRACT 4: 40± ACRES, 39± acres tillable. 16.5 feet deeded access from CR 500 E.

90% OF LAND TILED 50'-60'

OWNERS: Graft Heritage Farms, LLC

AUCTION MANAGER: Al Pfister • 260-760-8922

