

Fee REAL ESTATE AUCTION

THURSDAY, NOVEMBER 7 • 6PM

78[±] Acres

OFFERED IN 5 TRACTS

- Hunting & Recreation Land
- Ponds, & Deer Plots
- Exceptional Building Sites
- Commercial Potential
- 2019 Hunting Rights

ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com



Steuben County
Hamilton, Indiana

NOVEMBER	SUN	MON	TUE	WED	THU	FRI	SAT
3	4	5	6	7	8	9	10
17	18	19	20	21	22	23	24
24	25	26	27	28	29	30	

SALE MANAGER: Robert Mishler • 260-336-9750

Call or text for more information

AC63001504, AU08701553

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CORPORATE HEADQUARTERS:

950 N Liberty Drive, Columbia City, Indiana 46725



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INSPECTION DATES:

Wednesday, October 16
& Wednesday, October
23 from 4-6pm, Meet a
Schrader Rep at Tract 5.



**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.



PROPERTY LOCATION

At the north edge of Hamilton, IN on 427/State Rd. 1

AUCTION LOCATION

Hamilton Town Hall • 7750 S Wayne Street, Hamilton, IN 46742

Section 34, Otsego Township, Steuben County, Indiana

TRACT 1: 12± ACRES, all wooded with small clearings and deer plots. Approximately 430± feet of frontage on SR 427/1.

TRACT 2: 13± ACRES, mostly woods with 2 ponds, land bridge/earthen dam, trails and a few areas for deer plots. Several possible building sites with approximately 700± feet of frontage on SR 427/1.

TRACT 3: 6± ACRES, that is mostly wooded with 1020± feet of frontage. Possible commercial or recreational use tract.

TRACT 4: 29± ACRES, mostly wooded, hunting and recreational land with 365± feet frontage.

TRACT 5: 18± ACRES, mostly wooded hunting and recreational land with 1620± feet of frontage.



Sale Manager: Robert Mishler • 260.336.9750
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Owners: Richard Fee, Cheralyn Fee Shumaker, William Fee, & Susan Fee Zimmer

75th ANNIVERSARY
SCHRADER

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 78± 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.

CLOSING: The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price due at closing.

POSSESSION: Possession is at closing. Possession for hunting purposes only will be the day of auction.

REAL ESTATE TAXES: Real estate taxes will be prorated from the date of closing and the responsibility of the Buyer(s) 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: 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.