

TERMS & CONDITIONS

PROCEDURE: This property will be offered in 4 individual tracts & as a total 72.5± acres, subject to "swing" tract limitations. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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. All final bid prices are subject to the Seller's acceptance or rejection.

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 cash, cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Prorated to the day of closing.

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

SURVEY: The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) & Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres except on Tract 1, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained

in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduction his or her own independent inspections, investigations, inquiries, & 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Real Estate Auction / Miami County, Macy, Indiana

Tuesday, November 5th • 6pm | 72.5± Acres Offered in 4 Tracts

NOVEMBER	Sun	Mon	Tue	Wed	Thur	Fri	Sat
			5	6	7	8	9
	3	4				1	2
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30

Auction Manager:

Ritter Cox • 260-609-3306

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Corporate Headquarters:

950 N Liberty Dr., Columbia City, IN 46725



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Real Estate Auction / Miami County, Macy, Indiana

Tuesday, November 5th • 6pm

- 4 Bed, 2 Bath, Country Home
- Excellent Hunting & Recreation
- Ponds & Woods
- Possible Building Sites



72.5± Acres
Offered in 4 Tracts

ONLINE BIDDING AVAILABLE

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- 4 Bed, 2 Bath, Country Home
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72.5[±] Acres

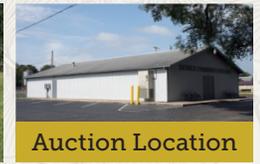
Offered in 4 Tracts

Owners: James R. & Ada J. Smith



Auction Location: Denver Community Building • 196 South Emmons Street, Denver, IN 46926

Property Location: 332 W 1000 N, Macy, IN 46951 • From the intersection of St. Rd. 19 & St. Rd. 16, travel west on Co. Rd. 1000N approximately 2 miles to property.



Auction Location

Miami County, Union Township

Tract 1: Spacious 2.5[±] acre lot which includes 4 bedroom country home. Home also has living room, kitchen, & 2 baths. Investigate for a country starter home or for rental income. May be combined w/ other tracts for additional acreage.

Tract 2: 22[±] acres which includes a large stocked pond. Tract has just been removed from CRP. Excellent hunting & recreation or possible building site.

Tract 3: 28[±] acres w/ large amount of frontage on Co. Rd. 1000N. Gently rolling, multiple shallow ponds. Tract has also just been removed from CRP. Excellent hunting & recreation or possible organic farming.

Tract 4 (Swing Tract): 20[±] acres that is 95% wooded w/ excellent hunting. This tract will need to be combined or bid on by adjoining land owner. Investigate with Tract 3 for 48[±] acre parcel of land w/ good diversability.

Inspection Dates: Monday, October 14 • 4-6pm & Sunday, October 20 • 1-3pm or call the auction manager for a private showing.



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