

AUCTION TERMS & CONDITIONS:**PROCEDURE:** The property will be offered as a total 3± acre unit.**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.**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 pro-rated to the day 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 has 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description 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.**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.**

— Huntington County, IN —

Real Estate Auction

• 3± Acres Offered in 1 Tract



Auction Manager:
Arden Schrader • 260.229.2442

DECEMBER

Sun	Mon	Tue	Wed	Thur	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	31				

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Tuesday,
December
3RD
at 6pm

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— Huntington County, IN —

Real Estate Auction

- 3± Acres Offered in 1 Tract
- Classic Country Farmstead
- 4 Bedroom Home
- 90'x54' Morton Pole Building
- Pin Frame Barn
- Great Location
- Endless Possibilities

800.451.2709  ONLINE BIDDING AVAILABLE
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Tuesday,
December
3RD
at 6pm



Huntington County, IN

Real Estate Auction

- 3± Acres Offered in 1 Tract
- Classic Country Farmstead
- 4 Bedroom Home
- 90'x54' Morton Pole Building
- Pin Frame Barn
- Great Location
- Endless Possibilities

Tuesday,
December
3RD
at 6pm



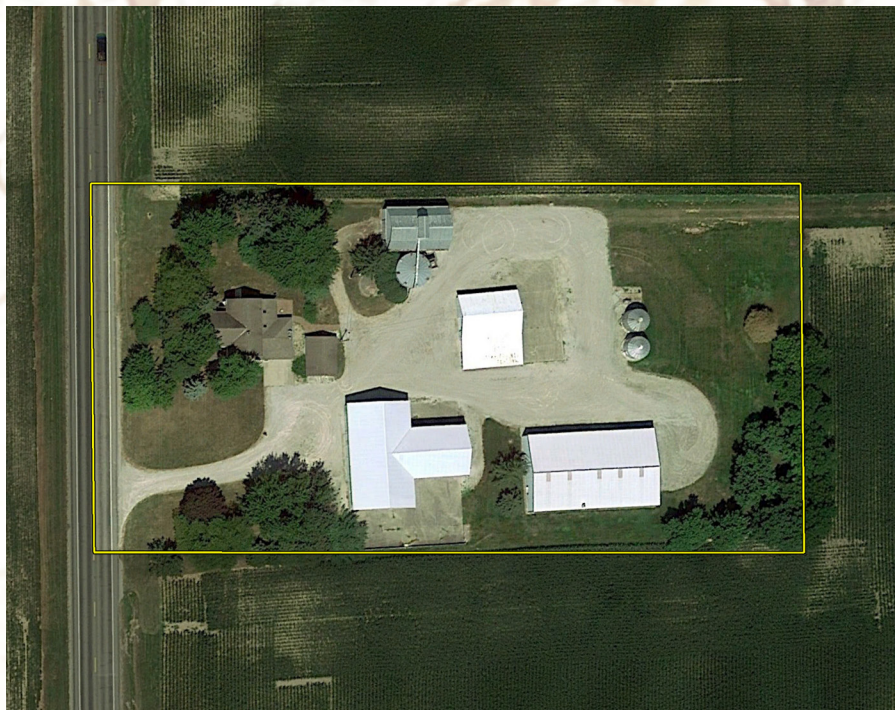
Property Location - Auction Will Be Held On-Site

9777 N 100 W, Huntington, IN • Approximately 5 miles North of Huntington, IN on SR 9 or 2-1/4 miles south of the intersection of SR 114 & SR 9 on SR 9



The farmstead offers endless possibilities for anyone. The 2600 sq. ft., 4 bedroom home has many unique features and a welcoming feeling when you enter. A 72'x40', 36'x32' pin frame barn greets you as you enter the drive. An abundance of stone driveway leads you to the other outbuildings including a 90'x54' Morton pole barn with full concrete floor and 54'x36' shop area. There is a granary, 3 grain bins and another 50'x40' barn with concrete floor and overhead doors. Room for livestock, hobbies, shop & storage space, the list goes on!

Come and inspect this property and prepare to bid your price! **Inspection Dates:** Saturday, November 2 & 9 from 9am-11am



Owner: Donna Anderson Estate
Auction Manager: Arden Schrader • 260.229.2442

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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.

