

AUCTION TERMS & CONDITIONS:**PROCEDURE:** The property will be offered as a total 14.803± 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.**DEED:** Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real Estate is sold subject to all rights of way, legal highways, leases, easement of public record & all other matters of public record.**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s) at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.**CLOSING:** The balance of the purchase price is due at closing, which will take

place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession is at closing.**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data & county GIS.**SURVEY:** This property was surveyed on January 11, 2010.**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.**EASEMENTS:** Subject to any & all existing easements.**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.**

Land Auction

Saturday, April 18 • 11:00am (EST)
5271 Norway Road, Monticello, IN 47690**14.803±
Acres in 1 Tract**

In cooperation with Real Estate Network, Bart Hickman
Sale Managers: Jim Hayworth (O): 1.888.808.8680 •
(C): 1.765.427.1913 & Jimmy Hayworth • 1.219.869.0329
AC63001504, AU08700434, AU11300081

April	SU	M	TU	W	TH	F	SA
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	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		

**Corporate Headquarters:****950 N Liberty Dr., Columbia City, IN 46725**
800.451.2709 • SchraderAuction.com

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Frontage on beautiful Lake Shafer in Monticello, IN!

This property offers endless opportunities!

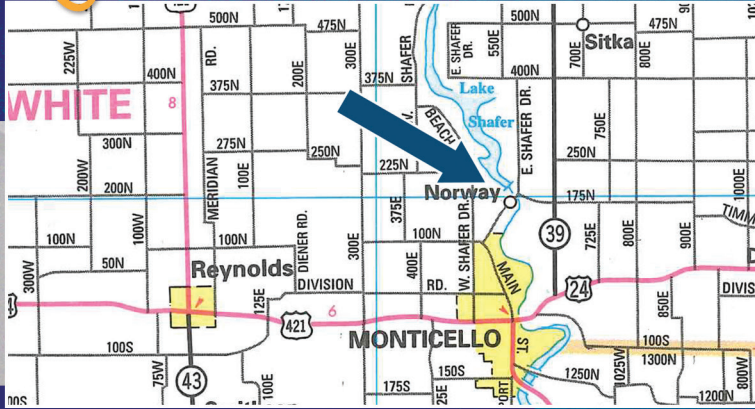


Online Bidding Available

**800.451.2709 • www.SchraderAuction.com**

Land Auction

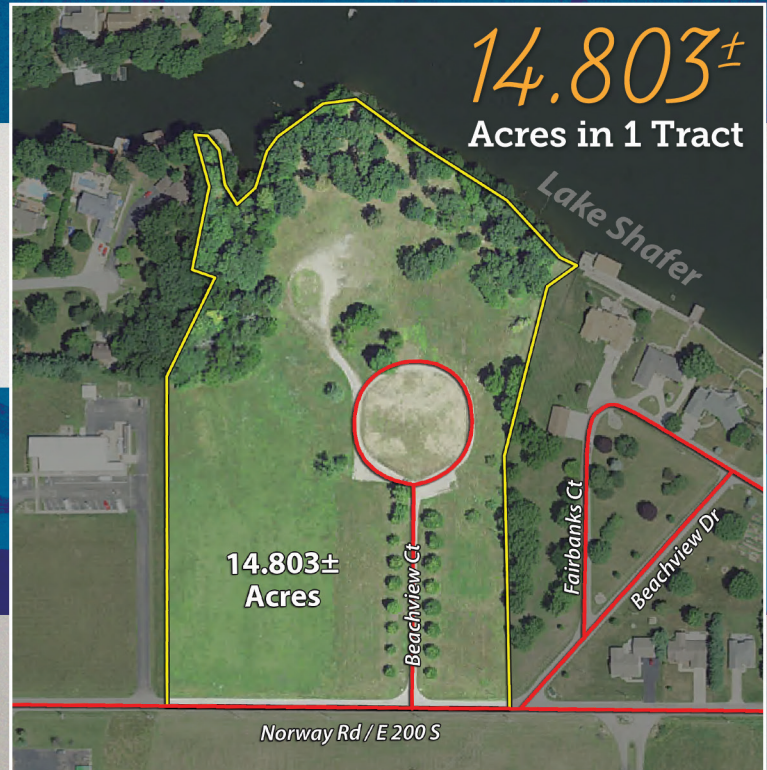
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Property Location: 5271 Norway Rd., Monticello, IN 47960

Auction Location: On-site, except in the case of inclement weather. If the weather is bad, auction will be held at Pine View Banquet Hall • 1969 NW Shafer Dr., Monticello, IN

- 14.803± acres with 690± feet frontage on beautiful Lake Shafer, Monticello, IN
- This property offers endless opportunities: Estate home with guest house or development possibilities



Property Information	
Size	14.803± acres
Vacant Land	Yes
Property Class	499-commercial; other commercial; structure

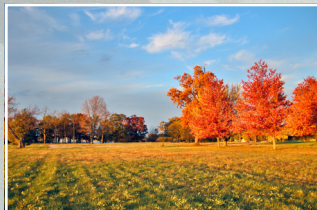
Schools	
Elementary	Meadowlawn
Jr. High	Roosevelt
High School	Twin Lake

Frontage	
Lake Shafer (per survey)	1129.84 ft.
Norway Rd. (per survey)	649.91 ft.

Utilities	
Water	City
Sewer	TLRSD
Electrical	NIPSCO
Gas	NIPSCO (along Norway Rd.)

Real Estate Taxes	
2018, Pay in 2019	\$5,425/yr.

Inspection Date: Saturday, March 21
from 9am-12pm (EST) For a private
showing call Jim Hayworth



Owner: Robert J. Napleton *In cooperation with* Real Estate Network, Bart Hickman
Sale Managers: Jim Hayworth • (O): 1.888.808.8680 • (C): 1.765.427.1913 & Jimmy Hayworth • 1.219.869.0329



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.



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