

Terms And Conditions

PROCEDURE: Bid on either tract, or the entire property. There will be open bidding during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL 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. Purchase agreements will be signed

by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: The Seller shall pay the 2022 real estate taxes, due in 2023.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: There shall be no new survey, if the entire farm is purchased by one buyer. If Tracts #1 and #2 are purchased separately Buyer and Seller shall share survey costs 50:50. The purchase

price shall be adjusted to reflect the difference between advertised and surveyed acres.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. 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.

All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

 **SCHRADER**

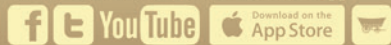
Real Estate and Auction Company, Inc.

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Auction Managers

Real Estate: Gary Bailey • 260.417.4838

Personal Property: Phil Wolfe • 260.248.1191

Online Bidding Available

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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Real Estate **AUCTION**
Union Twp, Whitley Co, IN

35±
acres
Offered in 2 Tracts

Tuesday, January 31 • 6pm
held at Whitley County Fairgrounds

Real Estate **AUCTION** Union Twp, Whitley Co, IN **35±**
acres
Offered in 2 Tracts

- ♦ 27± Productive Tillable Soils
- ♦ 8± acres Recreational Land
- ♦ Potential Building Sites



Tuesday, January 31 • 6pm
held at Whitley County Fairgrounds

Real Estate AUCTION

Union Township, Whitley County, Indiana

35± acres

Offered in 2 Tracts

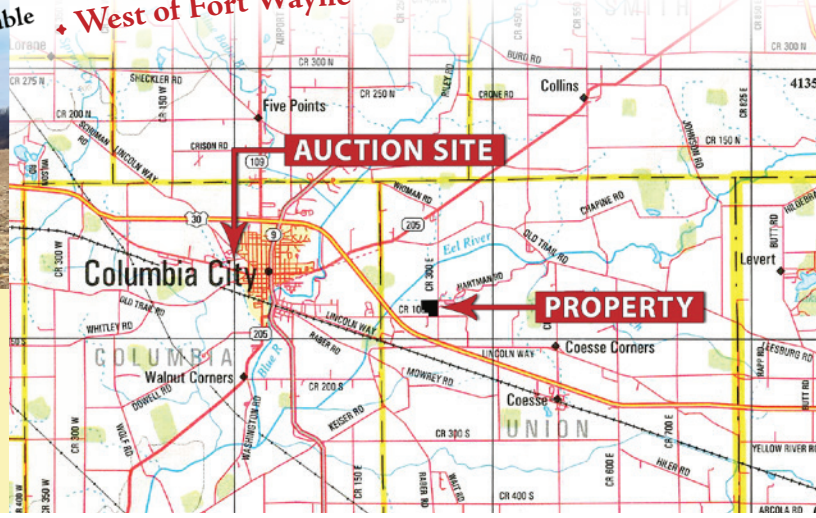
East of Columbia City
North of US 30
West of Fort Wayne

Tuesday, January 31 • 6pm
 Online Bidding Available



PROPERTY LOCATION: From the intersection of US 30 and SR 9 in Columbia City travel east 3.5 miles on US 30 to CR 300 E turn north .5 mile or 13 miles west of I-69 on US 30 in Fort Wayne to CR 300 E then turn north 0.5 mile.

AUCTION LOCATION: Whitley County Fairgrounds Ag Museum, 680 W Squawbuck Rd. Columbia City, IN



- ♦ 27± Productive Tillable Soils
- ♦ 8± acres Recreational Land
- ♦ Potential Building Sites

Bid on the Tract of your choice or bid on the entire 35± acres.

TRACT 1: 16± Acres – Excellent potential building site or all tillable productive land just north of US 30 with frontage on CR 300 E and CR 100 S.

TRACT 2: 19± Acres – Potential hilltop building site and 11± acres of productive tillable land. There are approximately 8± acres of rolling recreational land with Rouch-Shaw Ditch dividing the tract with frontage on CR 300 E.

Don't miss this excellent opportunity to own potential building sites, recreational and tillable land near Columbia City just off US 30.

OWNER: Randall & Sherry Krider



Contact the Real Estate auction manager for private inspections
 Auction Managers: Real Estate – Gary Bailey • 260.417.4838 | Personal Property – Phil Wolfe • 260.248.1191

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