

Terms and Conditions

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts, and in combination of these tracts. There will be open bidding on these tracts and the combination during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **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: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before September 15, 2023. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions 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 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 and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to Buyer(s).

CONSERVATION RESERVE PROGRAM CONTRACT: The property has been enrolled in a Conservation Reserve, Wetlands Restoration Program in 2020. It will be the Buyer(s)' responsibility to maintain this contract through the Steuben County Farm Agency. The Buyer(s) will pay any penalty should any or all of the property be taken out of the CRP program prior to its expiration.

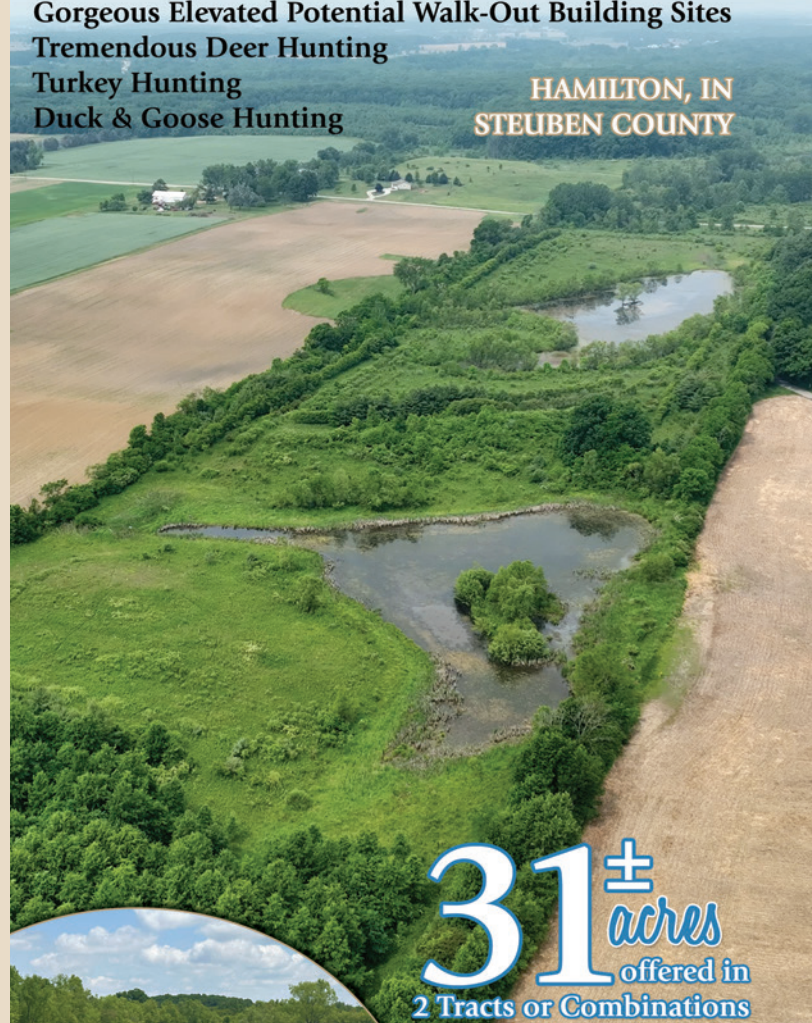
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. 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.

HUNTING & FISHING PROPERTY LAND AUCTION

**Gorgeous Elevated Potential Walk-Out Building Sites
Tremendous Deer Hunting
Turkey Hunting
Duck & Goose Hunting**

**HAMILTON, IN
STEBEN COUNTY**



31[±] acres
offered in
2 Tracts or Combinations

Monday
AUGUST 7
at DeKalb County at 6pm
Coonhunter's Club on CR 4A



866.340.0445
SchraderFortWayne.com

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TRACT 1: 16.5± acres, with frontage along County Road 71 on the west and along E. Baven Rd to the north and approximately a 4.5 acre lake. The elevation slopes up toward the south of the property, offering a gorgeous scenic potential building site. Great duck and goose hunting property along with the abundance of deer travel and bedding area. Easy to travel location from the Lakes Region.

Combine both tracts for a 31± acre private hunting retreat or log home or country home estate!!

TRACT 2: 14.5± acres, with a minimum 120 feet of road frontage along E. Baven Rd and another smaller pond. The west property line slants down along the east edge of the lake on Tract 1. There is a mowed path along the top of this tract to the back and lined with white pines. The elevation slopes down from the road and the mowed path to the pond then swoops up to another beautiful vista view of the property. A walnut tree planting was done along the side of the hill and also an older row planting of approximately 3 acres of maturing oaks on the east end of this tract, making it a great investment. This tract also offers tremendous deer and turkey hunting, along with ducks and geese on the pond.

This property was enrolled in a 15 year CRP, wetlands restoration program in 2020. Annual payment is \$2,843.00. It will be the Buyer's responsibility to maintain this CRP contract through the Steuben County Farm Service Agency. Buyer shall pay any penalty should any part or all is taken out of the program prior to expiration date of 2035.



PREVIEW:

Tues, August 1 from 6-8pm
Sat, August 5 from 10am-Noon
Meet a Schrader Representative
at the property along E.
Baven Rd. Or call Auction
Manager for Private Walk-over
appointments. 260.410.1996

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REAL ESTATE & AUCTION
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SELLER: Jeff & Denise Ehle | AUCTION MANAGER: Jerry Ehle • 260.410.1996



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Auction Manager:

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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.

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HUNTING & FISHING PROPERTY

HAMILTON, IN • STEUBEN CO.

LAND AUCTION



31[±] acres
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2 Tracts or Combinations

Monday **AUGUST 7** at 6pm
held at DeKalb County Coonhunter's Club on CR 4A