## **AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in as a total 43.84±-acre unit. There will be open bidding as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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, & are capable of paying cash at closing.

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 Sellers' 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 a Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing. Immediate possession for hunting purposes. Contact auction company for details.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A 2013 survey of the property by Walker & Associates is available & posted to the website. It is anticipated that the existing legal description shall be used for the transaction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey if a new survey is deemed necessary. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Contact Auction Manager with questions.

**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 conducting 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 the 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 MADE.



1± Mi. W of South Whitley 15± Mi. SE of Warsaw 25± Mi. W of Fort Wayne

Tuesday, October 24 • 6pm | Whitley County - South Whitley, IN



SCHRADER Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725

**Sale Managers:** Ritter Cox • 260.609.3306 #AC63001504, #AU08600254

One of a Kind Hunting Property

1± Mi. W of South Whitley 15± Mi. SE of Warsaw

Tuesday, October 24 • 6pm | Whitley County - South Whitley, IN

SCHRADER 800.451.2709
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Online Bidding Available
Offered in 1 Tract

## One of a Kind Hunting Property 1± Mi. W of South Whitley 15± Mi. SE of Warsaw 25± Mi. W of Fort Wayne Tuesday, October 24 • 6pm | Whitley County - South Whitley, IN Immediate Possession for Hunting Available! **Contact Auction** Company for Details! **INSPECTION DATES:** Tue, Oct. 3 from 4-6pm Sat, Oct. 14 from 10am-Noon ONLINE You may bid online during the auction at www.schraderauction.com. You Meet a Schrader Representa-BIDDING AVAILABLE must be registered One Week in Advance of the Auction to bid online. tive at the barn For online bidding info, call Schrader Auction Co. 800-451-2709 Sidney W 400 S E 900 S Kinsey 43.84± South Whitley acres E 1150 S PROPERTY LOCATION - AUCTION HELD ONSITE: 5233 S 900 W, South Whitley, IN 46787

Equipment Available to Buyer of Real Estate! Call Auction Manager for Details!

**43.84** Acre mostly wooded recreational property with a 30x48 partially finished pole barn & pond. Wooded acres are enrolled in Wildlife Habitat program & offer a one-of-a-kind hunting paradise close to Fort Wayne, Columbia City & Warsaw. Barn area has been set up as a hunt camp but consider the possibilities of a nature retreat or potential building site. Building powered by solar & wind electric with deep cell battery reserve & CHAMPION dual-fuel 3400-watt gas/3060-watt propane backup generator. Well maintained trails allow access throughout the wood while also protecting bedding areas for big game. Multiple alleys & food plots have been designed for the perfect outdoor hunting experience. Access is off 900 W via a long lane - talk about seclusion! 2022 pay 2023 taxes are very reasonable at \$386.52.

**Owner:** William F Roebel

Sale Managers: Ritter Cox • 260.609.3306









Real Estate and Auction Company, Inc.

800.451.2709

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