

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 39-acre unit. There will be open bidding on the tract and the total during the auction as determined by the Auctioneer. Bids on individual tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of the auction. Immediate possession for hunting purposes available with an additional 10% down payment. 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 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 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(s).

**CLOSING:** The balance of the purchase price is due at closing.

which will take place within 15 days of presentation of insurable title. Costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller. Possession will be at closing subject to the farm tenants' rights to harvest 2011 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2013 and thereafter.

**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 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 ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have 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 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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

**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 Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



**SCHRADLER**  
 Real Estate & Auction Co., Inc.  
 950 N. Liberty Dr., Columbia City, IN 46725  
 AUCTION MANAGER: Kevin Jordan  
 800-451-2709 • 260-244-7606

*Land Auction*  
**39 Acres**  
 Wawaka, Indiana | Noble County | Elkhart Twp.



NOVEMBER 2011						
Sun						
Mon						
Tue		1	2	3	4	5
Wed			9	10	11	12
Thu				16	17	18
Fri					24	25
Sat						26

800-451-2709  
 SchradlerAuction.com

Wawaka, Indiana | Noble County | Elkhart Twp.  
 4 1/2 Miles West of Rome City • 7 Miles East of Ligonier • 4 Miles Southeast of Topeka

*Land Auction*  
**39 Acres**  
 Wawaka, Indiana | Noble County | Elkhart Twp.

In 2 Tracts

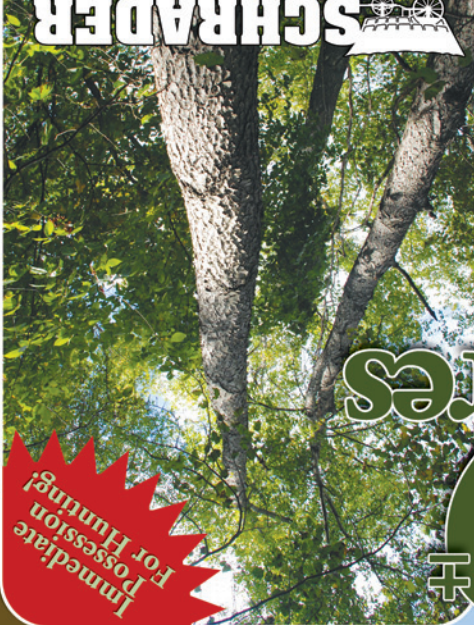
- Productive Tillable Land
- Great 3-Bedroom Country Home
- Approximately 23 Acres Tillable
- 13± Acres Woods
- West Noble Schools
- Great Opportunity to Buy at Auction



**Wednesday, November 9th • 6pm**  
 Held at the Elkhart Township Hall

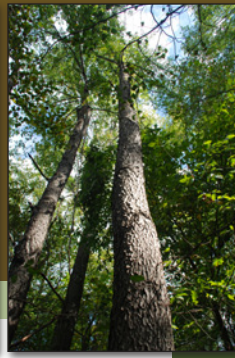
**SCHRADLER**  
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Immediate Possession For Hunting!





Tillable & Wooded



3 Bedroom Home

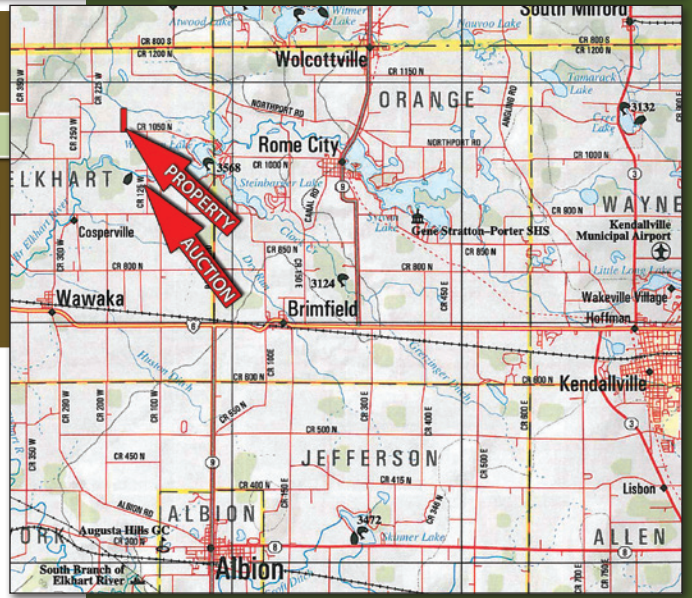
# Land Auction 39± Acres

Wawaka, IN | Noble Co. | Elkhart Twp.

- 23± Productive Tillable Land
- Great 3-Bedroom Country Home
- 13± Acres Woods

In 2 Tracts

## Wednesday, November 9th • 6pm



**PROPERTY LOCATION:** From the intersection of SR 9 and Front Street (CR 1000N) in Rome City, travel west on CR 1000N 1.7 miles. Road curves to the right and becomes CR 1050N. Continue west on CR 1050N 2.3 miles to the property on the north side of the road. **Address: 1818 W 1050 N, Wawaka, IN.**

**AUCTION LOCATION:** At the **Elkhart Township Hall**. From the property travel east on CR 1050N ½ mile to CR 125W. Turn south on CR 125W and travel 1 mile to the Township Hall on the west side of the road.

*Beautiful country setting with productive tillable land. Just a short drive to Ligonier, Topeka, Wawaka, or Rome City.*

**INSPECTION DATES:**  
 Saturday, October 29<sup>th</sup> • 10AM - Noon  
 Wednesday, November 2<sup>nd</sup> • 4-6PM  
 Meet a Schrader representative on Tract 1.

### TRACT DESCRIPTIONS

**TRACT 1:** 2± Acres 3-bedroom – 1,298 sq. ft. home with unfinished basement and oversized 2-car garage. Imagine life with your family in this well-kept country home! West Noble Schools. Located at 1818 CR 1050N, Wawaka, IN.

**TRACT 2:** 37± Acres mostly tillable with approximately 23 acres tillable and 13± acres wooded. Great hunting and some mature trees. A great mix of income and recreation! Primarily Ostemo, Fox and Sebewa soils.

**SELLER:** Darlene Mault  
**SALE MANAGER:** Kevin Jordan  
 260-244-7606 | 800-451-2709

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