

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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 auctions site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

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 balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession at closing, subject to tenants rights of 2011 crops.

REAL ESTATE TAXES: Seller shall pay all of 2011 Real Estate taxes due and payable in 2012. Buyer shall pay all thereafter.

ACREAGE: All tract acreage, 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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC
7009 N. River Road
Fort Wayne, IN 46815
749-0445 • 866-340-0445

Auctioneer:
Jerry Ehle
#AC63001504
#AU19300123



DECEMBER 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	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	31

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dm - 378

80 ACRES & HOME

- 71+ ACRES TILLABLE
- 5 ACRES WOODS
- 2 ACRES POND
- 3 BR, 2-STORY FARM HOME

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ANGOLA, IN • Steuben County

80

ACRES & HOME

PROPERTY OFFERED IN 4 TRACTS FROM 2.3 TO 30.3 ACRES

- 71+ Acres Tillable
- 5 Acres Woods
- 2 Acres Pond
- 3 BR, 2-Story Farm Home



AUCTION

Tuesday, December 20 • 6:00 PM

Auction held at American Legion Post 31

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC



80 Acres & Home AUCTION

Angola, IN

Tuesday, December 20 • at 6:00 PM

AUCTION HELD AT AMERICAN LEGION POST 31, 1760 W. Maumee St., located just east of I-69, off of 20.

FARM LOCATION: 6680 W. 200 N., Angola, IN.

(From I-69, take U.S. 20 west 3 miles to N. CR 600 W, travel north 2 1/2 miles to W. 200 N., turn west and go to property.)

TRACT 1: 1500 sq. ft. 2 story farm house on 2.3 acres. Home features large country kitchen, very large formal dining room, living room, bedroom and den all on main level, two bedrooms upstairs. There is one full bath, partial basement, and enclosed back porch. Newer Furnace and Replacement Windows!! There is some hardwood flooring in the home.

TRACT 2: 26.4 Acres. Approximately 300' of road frontage along this tract and runs nearly 2000' in depth. This tract has some pasture in the front and the rest tillable. The soils are mostly Riddles sandy loam, 0 to 2 percent slopes.

TRACT 3: 21.7 Acres. This tract will have a 30' owned access from the road to the tract. It has 5 acres of woods and the rest is tillable. The woods offer good deer hunting and the tillable is good productive soils. This would make for a great recreation piece or investment piece. Soils would be conducive for Walnut and other tree plantings.

TRACT 4: 30.3 Acres. This tract has nearly 600' of road frontage and runs back nearly 2000' in depth. Mostly all tillable except for approximately 2 acres of pond area. It too features mostly Riddles sandy loam, 0-2 percent slopes, some Riddles 2-6 percent slopes, approximately 8 Acres of Brookstone loam on the front. Excellent possible home site behind the pond!

BID ON THESE TRACTS SEPARATELY OR IN ANY COMBINATION TO CUSTOM FIT YOUR NEEDS!!

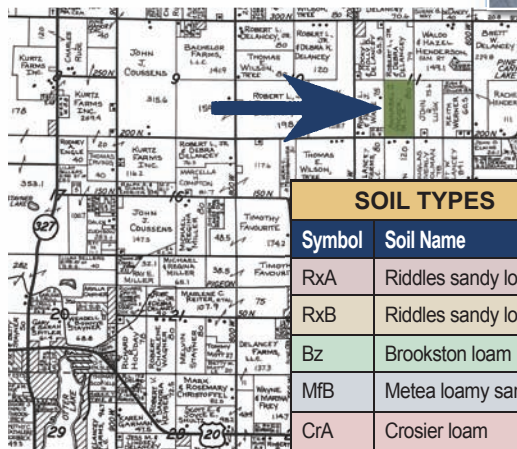
SELLER: ANNABEL POCOCK

AUCTION MANAGER: Jerry Ehle



260-749-0445 • 866-340-0445

www.schraderfortwayne.com



**Open House
To Preview Home:
Sunday, December 4,
2-4 PM
or call office for
private showing
866-340-0445**

