

# AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 2 tracts, and the combination of the 2 tracts. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract, 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 Personal Representative's 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 insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be at closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing. Buyer shall pay any ditch assessments due and payable in 2012.

**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 of Fort Wayne, LLC. 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.**

Mostly Tillable, Productive Soils | River Frontage along St. Mary's River | Elevated Potential Building Sites | Hunting & Recreational Possibilities

**SCHRADER**  
REAL ESTATE AND AUCTION  
*of Fort Wayne, LLC*

7009 N. River Road  
Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**

**70 Acres**  
*Allen Co. Farm Land*  
**SchraderFortWayne.com**



Auctioneer:  
Jerry Ehle  
#AC63001504  
#AU19300123

**FEBRUARY 2012**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	<b>4</b>
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			



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**SCHRADER CORPORATE OFFICES**  
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
**800-451-2709 • 260-244-7606 • SchraderAuction.com**

**70 Acres**  
OFFERED IN 2 TRACTS

*Allen Co. Farm Land*



Mostly Tillable, Productive Soils | River Frontage along St. Mary's River | Elevated Potential Building Sites | Hunting & Recreational Possibilities

**AUCTION**  
Saturday, February 4 • 10:30 AM  
HELD AT POE FIRE STATION  
3619 E. YODER ROAD, POE, IN



**SCHRADER**  
REAL ESTATE AND AUCTION  
*of Fort Wayne, LLC*



# 70 Acres <sup>2 TRACTS</sup>

## AUCTION

Saturday, February 4  
10:30 AM

HELD AT POE FIRE STATION, 3619 E. YODER ROAD, POE, IN

*Preview:*  
**MONDAY, JANUARY 16**  
**FROM 3 TO 5PM**  
 Meet a Schrader Representative  
 along Mill Road at Tract 1.  
 Walk-over inspections  
 permitted.



**PROPERTY LOCATION: 4500 Block of Hoagland Road**

*Property is located just east of Poe and 1 mile west of U.S. 27 South.*

**TRACT 1: 16 Acres** mostly tillable land with a small amount of woods! This tract is on the corner of Mill Road and Hoagland Road. An abundance of road frontage on both roads for potential building sites! Soils are mostly Blount silt loam and Pewamo silty clay.

**TRACT 2: 54 acres** of mostly tillable land with nearly 1500 feet of river frontage along the St. Mary's river. This tract has flood plain along the river bottom then slopes upward to the east to offer elevated soils and sites. The flood plain portion is mostly Shoals silty clay loam and the elevated acres are Blount and Morley soils. There is nearly 400 feet of road frontage along Hoagland Road.

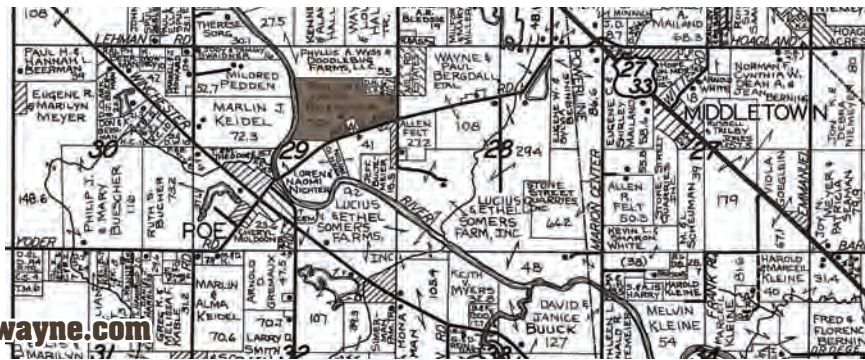
*Combine these two tracts for nearly 63 tillable acres and an abundance of other possibilities on this farm.*

*Seller: Mary Buescher Estate*

Auction Manager:  
Jerry Ehle



**260-749-0445 • 866-340-0445 • www.schraderfortwayne.com**



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