

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-6, will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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.**

APPROVAL 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.

DEED: Sellers shall provide Warranty Deeds.

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

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: 30 days after closing on home and improvements, and at closing on bare land.

REAL ESTATE TAXES: Sellers shall pay the 2011 taxes due in 2012.

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, except on Tracts 3 and 5. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. 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.**



950 N. Liberty Dr., Columbia City, IN 46725

Auction Managers: Gannon Troutner & Gary Bailey 800-659-9759 • 574-354-7822

#AC63001504, #AU09200000, #AU11000010

115.5± acres

Offered in 6 Tracts



SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

MARCH 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
		6	7	8	9	10
4	5			14	15	16
11	12	13	20	21	22	23
18	19	20	27	28	29	30
25	26	27	28	29	30	31



800.659.9759
GaryBaileyAuctions.com



Amish Built Country Home



Tract 5

Newly Constructed (2011) Building with Docks and Loading Bays



Pond

115.5± acres

Offered in 6 Tracts

Steuben County, Indiana
Otsego Twp.

Hamilton Community Schools • Northeast of Hamilton • Southeast of Angola

Tillable Farm Land
Wildlife, Hunting & Recreation
Calf Barn • Pole Building
POTENTIAL BUILDING SITES

REAL ESTATE AUCTION

THURSDAY, MARCH 1 • 6 PM Witmer Clubhouse at Zollner Golf Course





115.5± acres

Offered in 6 Tracts

Steuben County, Indiana
Otsego Twp.

Hamilton Community Schools • Northeast of Hamilton • Southeast of Angola

REAL ESTATE AUCTION

THURSDAY, MARCH 1 • 6 PM *Witmer Clubhouse at Zollner Golf Course*



TRACT 5



PROPERTY LOCATION: 6395 E 450 S, Hamilton, IN. 13 miles North of US 6 at SR 1 and SR 427 in Hamilton, take 427 North, 2.5 miles to CR 600 E, then 1.5 miles to CR 450 S, then right 1/4 mile to farm. Or from downtown Angola, East on US 20, 4 miles to SR 1, then South 4.5 miles to CR 500 S, then East 1.5 miles to CR 600 E. Turn North 1/2 mi. to CR 450 S, then East 1/4 mile to farm.

AUCTION LOCATION: Zollner Golf Course, 1215 Park Avenue, Angola, Indiana 46703. From north or south of Angola on I-69, take exit 148 (U.S. 20, Angola/LaGrange exit) off I-69 and go east about 2.5 miles to Summit St. (turn right). Then turn right on Park Ave. or From east or west of Angola take either the Indiana Toll Road (I-80/90) or U.S. 20. From the Toll Road, exit at the Angola exit, then take I-69 south to exit 148 (Angola/LaGrange exit). Go east about 2.5 miles to Summit St., then turn right on Park Ave.

TRACT INFORMATION:

TRACT 1: 29± Acres, 26.5± productive, tillable or pasture acres, with calf barn and 410'± of road frontage.

TRACT 2: 6.5± Acres, 5± productive, tillable or pasture acres with 500'± of road frontage.

TRACT 3: 6.5± Acres. Sprawling Amish Crafted 2 story farm home with 2 covered porches and 7 bedrooms. Quality home features spacious kitchen with pantry and pitcher pump, large living and activity/family rooms, and walk out basement. Multiple livestock buildings including barn with curtains and insulated shop building. Approximately 3.5± tillable or pasture acres. 460'± of road frontage.

TRACT 4: 10± Acres, nearly 3/4 wooded, creek, excellent for wildlife, hunting and recreation or potential building site. 370'± of road frontage.

TRACT 5: 3.0± Acres, Newly constructed (7/2011) insulated pole building (60x120) with concrete floor and loading docks - 2 for semi and 3 for gooseneck trailers. Tract also has an older pole building (40x40) with dirt floor. Explore the potential opportunities this tract has to offer. Approx. 733' of road frontage.

TRACT 6: 61.5± Acres, with a stocked pond, woods and tillable land (8± acres) - ideal for food plot. Excellent for hunting, wildlife and recreation. Approx. 580' of road frontage.

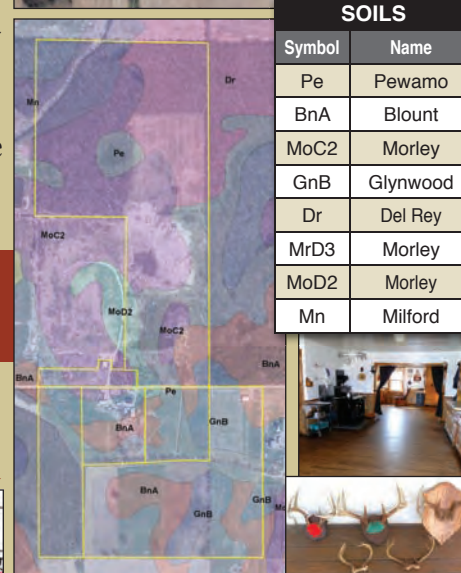
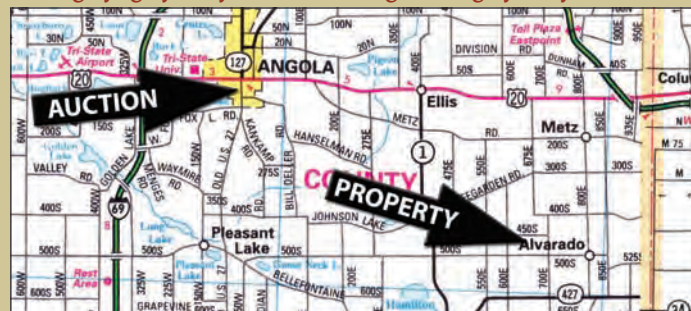
Parcel ID#'s - 761013000006010009, 761013000015000009, 761013000016020009, 761013000006000009

INSPECTION DATES: Saturday, February 4, 1-3 pm and Tuesday, February 7, 4-5:30 pm.

Call the Sale Managers for Private inspections.

OWNERS: Reuben B. and Barbara B. Graber; Paul B. and Rachel Graber
SALE MANAGERS: Gary Bailey & Gannon Troutner
800-659-9759, or call 574-354-7822

Email: gary@garybaileyauctions.com or gannon@garybaileyauctions.com



SOILS	
Symbol	Name
Pe	Pewamo
BnA	Blount
MoC2	Morley
GnB	Glynwood
Dr	Del Rey
MrD3	Morley
MoD2	Morley
Mn	Milford



SCHRADER
Real Estate and Auction Company, Inc.

GaryBaileyAuctions.com