

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

DOWN PAYMENT: 10% 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty Deed.

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

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

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate to day of closing

SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if the property is purchased by one Buyer. Any new surveys provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. The survey costs shall be shared 50:50 between Buyer(s) and Sellers. Sellers shall not be responsible for any costs incurred due to Buyer securing a mortgage.

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. 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.

Stock Photography: Some photos are for illustrative purposes only and are not of the auction property.

#AC63001504, #AU09200000, #AU11000010

 **SCHRADER**
Real Estate and Auction Company, Inc.

Wabash Co., IN, Lagro Twp.
128.5[±]
Acres

- 115[±] TILLABLE, PRODUCTIVE ACRES
- 12[±] WOODS, WILDLIFE & RECREATION
- POTENTIAL BUILDING SITE

Follow us on:



950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGERS:

Gary Bailey and
Gannon Troutner
800-659-9759
574-354-7822



FEBRUARY 2012						
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			

www.GaryBaileyAuctions.com

- Tillable, Productive Farmland
- Woods, Wildlife & Recreation
- Potential Building Site

115[±] Tillable, Productive Acres
12[±] Wooded Acres

LAND

Wabash Co., IN, Lagro Twp.
128.5[±]
Acres

AUCTION



Tuesday, February 28 • 6:30 PM

held at Andrews Lions Club, Andrews, IN

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Real Estate and Auction Company, Inc.



Wabash Co., IN, Lagro Twp.
128.5[±]
Acres

Tillable, Productive Acres • Woods, Wildlife & Recreation • Potential Building Site

LAND AUCTION *Tuesday, February 28 • 6:30 PM*

**WABASH COUNTY, IN
 LAGRO TOWNSHIP**
 North East of Wabash / West of Huntington

PROPERTY LOCATION: From US 24 and SR 13 in Wabash travel east 8 miles on US 24, or from US 24 and SR 9 in Huntington travel west 7 miles on US 24 to CR 750 E then turn north 3/4 mile to CR 250 N (Bethel Rd.) turn west 1/2 mile to farm, or from SR 13 and SR 16 travel east on SR 16, 6.5 miles to CR 650 E (Rock Springs Rd.) turn south 3.5 miles to CR 250 N (Bethel Rd.) turn east 1/2 mile.

AUCTION LOCATION: Andrews Lions Club at the Ballpark, 365 Leedy Lane, Andrews, Indiana. From US 24 and SR 105 turn south 1 mile on SR 105 (Main St.) to McKeever St. turn east 1/4 mile to Leedy Ln. then turn south to Lions Building on left.

115[±] Tillable, Productive Acres
12[±] Wooded Acres

TRACT 1: 86 +/- Acres of productive, tillable farm ground with predominantly loamy soils. Approximately 1170' of road frontage on CR 250 N.

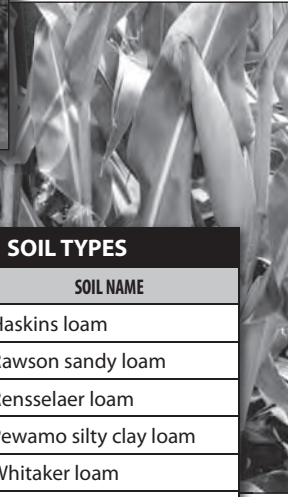
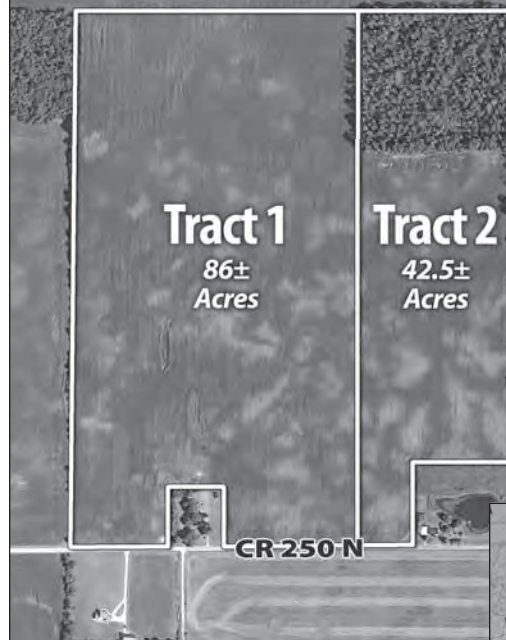
TRACT 2: 42.5 +/- Acres; 30.5 +/- Acres of productive, tillable farm ground and 12 +/- Acres of woods, offering wildlife, hunting and recreational possibilities. Ideal food plot location and/or potential building site. Approximately 270' of road frontage on CR 250 N.

(Parcel ID's: 85-12-19-200-005.000-003, 85-12-20-100-001.000-003)

**WALK-OVER INSPECTIONS WELCOME,
 OR CALL FOR PRIVATE INSPECTIONS.**

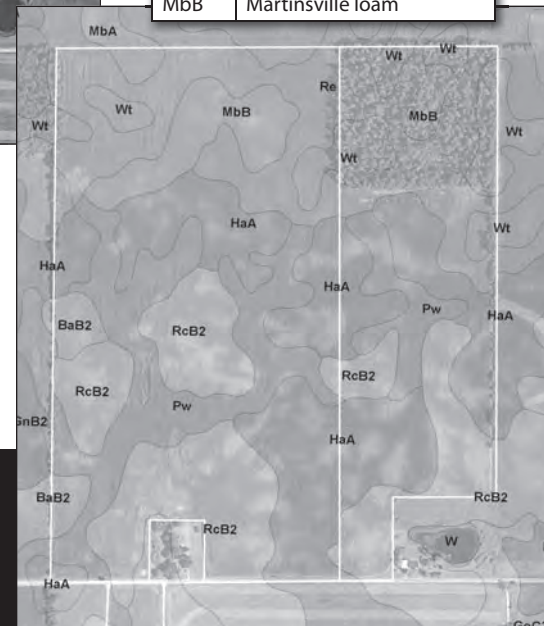
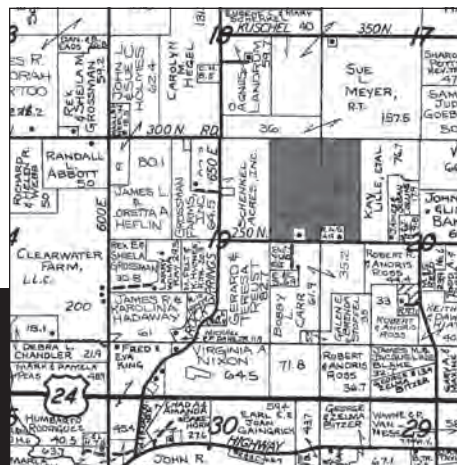
**OWNERS: JOLENE BAER, BARB SASH
 AND MARLA ALEXANDER**

Sale Managers:
 Gannon Troutner **574-354-7822**
 & Gary Bailey **800-659-9759**



SOIL TYPES

SYMBOL	SOIL NAME
HaA	Haskins loam
RcB2	Rawson sandy loam
Re	Rensselaer loam
Pw	Pewamo silty clay loam
Wt	Whitaker loam
MbB	Martinsville loam



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