

AUCTION TERMS & 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 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 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 prorated 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.



East Allen County, Indiana

LAND AUCTION

CORPORATE HEADQUARTERS

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

260-244-7606 or 800-451-2709

AUCTIONEER: JERRY EHLE

260-749-0445 | 866-340-0445

40
Acres
in 2 Tracts



MARCH 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	30	31



866.340.0445



SchraderFortWayne.com

East Allen County

WOODBURN, INDIANA

LAND AUCTION

Productive Tillable Soils

Excellent Hunting & Recreation



40
Acres
in 2 Tracts



MONDAY, MARCH 5 • 6PM

Harlan Park Building - Harlan, IN



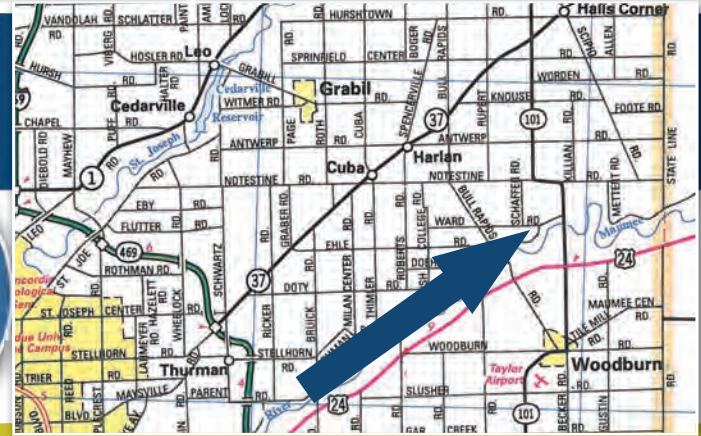
East Allen County WOODBURN, INDIANA

LAND AUCTION

Productive Tillable Soils
Excellent Hunting & Recreation

40 Acres

MONDAY, MARCH 5 • 6PM *in 2 Tracts*

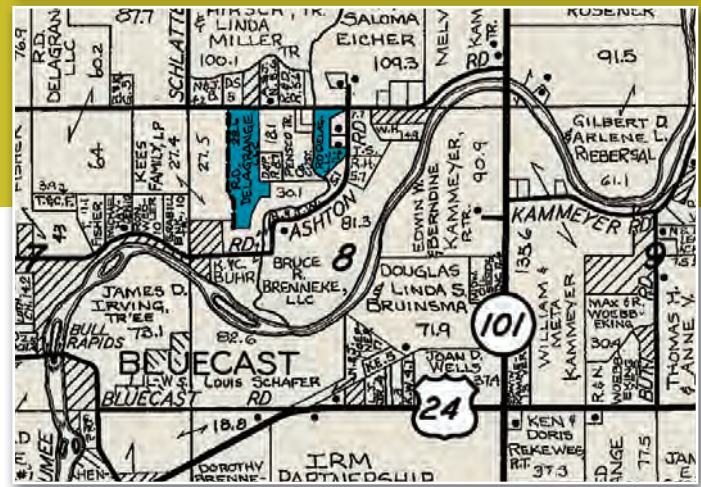


PROPERTY LOCATION: 2200 Block of Ward Road, 1.5 miles east of Bull Rapids Road and ½ mile west of SR 101, located north of Woodburn, Indiana

AUCTION LOCATION: Harlan Park Building
17611 2nd Street, Harlan, IN.

TRACT 1: 28.6 ACRES with 25 + acres of prime tillable soils. Mostly Nappanee and Hoytville loams soils. There is nearly 500 feet of road frontage along this tract.

TRACT 2: 11.4 ACRES of hunting and recreational land! This entire tract is in the DNR Flood Plain Easement program. Can not be tilled. No incomes from this program to Buyer. There is nearly 300 feet of road frontage along Ward Road and also an access off of Ashton Road.



PREVIEW: Walk-over Inspections Permitted.

SELLER: R D Delagrange LLC
AUCTION MANAGER: Jerry Ehle



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