

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding on this parcel.

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: 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: Sellers shall provide a Warranty Deed.

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.

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.

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. 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.

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



10[±] Acres

AMISH BUILT COUNTRY HOME & BUILDINGS • WILDLIFE, HUNTING & RECREATION
North East of Hamilton • South East of Angola • Hamilton Community Schools

#AC63001504
#AU09200000, #AU11000010

SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGERS:

Gary Bailey and Gannon Troutner

800-659-9759 • 574-354-7822
www.GaryBaileyAuctions.com

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



Follow us on: YouTube

dm - 411

STEUBEN CO., IN
OTSEGO TWP.

**Amish Built Country Home
& Buildings**
Wildlife, Hunting & Recreation
Northeast of Hamilton • Southeast of Angola
Hamilton Community Schools

10[±] acres

real estate

AUCTION

Wednesday, March 14
6:00 pm

SCHRADER
Real Estate and Auction Company, Inc.





*Real Estate
Inspection Date:*
SATURDAY, FEBRUARY 25, 11:30-1 PM
*Call the Sale Managers for Private
inspections.*

real estate

AUCTION

Wednesday, March 14 • 6:00 PM

AMISH BUILT COUNTRY HOME & BUILDINGS • WILDLIFE, HUNTING & RECREATION

North East of Hamilton • South East of Angola • Hamilton Community Schools

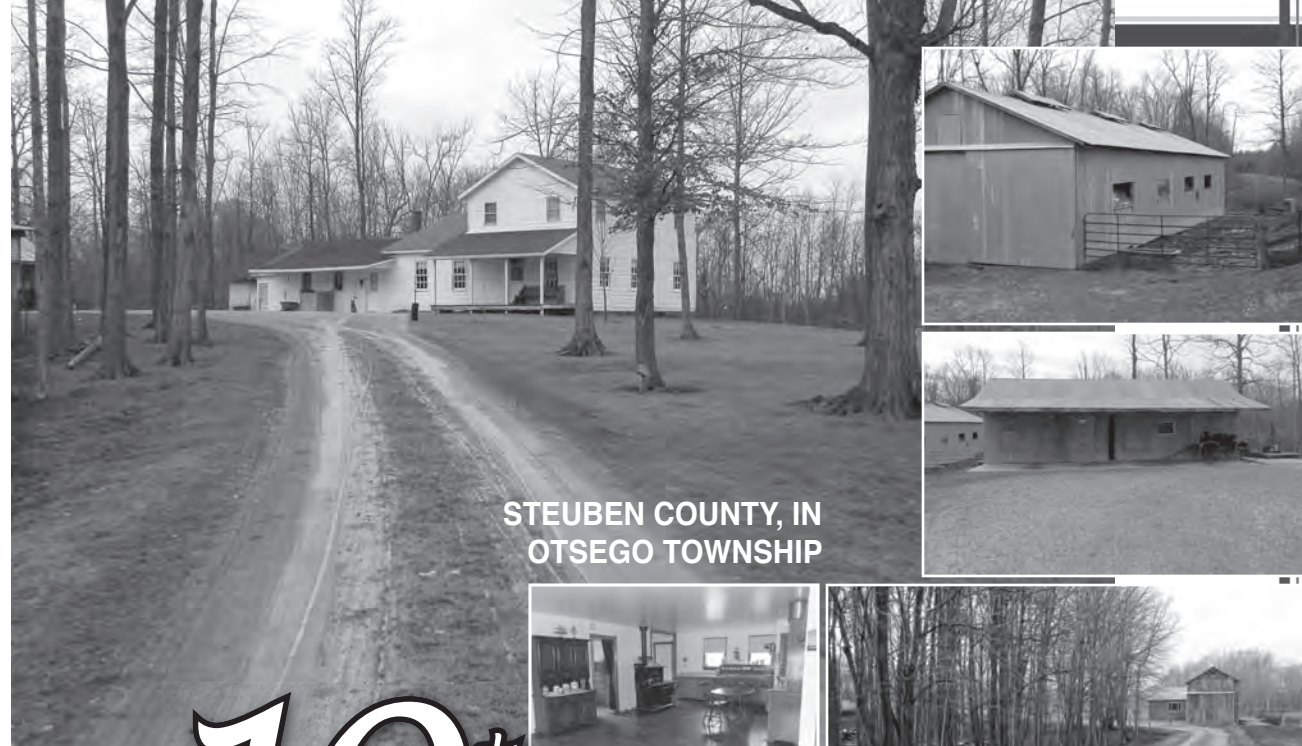
PROPERTY LOCATION: 4365 S 600 E, Hamilton, IN. 13 miles North of US 6 at SR 1 and SR 427 in Hamilton, take 427 North, 2.5 miles to CR 600 E, then 1.5 miles to Farm. Or from downtown Angola, East on US 20, 4 miles to SR 1, then South 4.5 miles to CR 500 S, then East 1.5 miles to CR 600 E. Turn North 1/2 mile to Farm.

AUCTION LOCATION: On Site

*T*wo story Amish farm home set upon 10± acres with woods, creek and pasture area. Home has approximately 2500 sf of living area on a partial basement and includes three bedrooms, a large kitchen, and spacious living room. Multiple livestock buildings are included. 690±' of road frontage.

Parcel ID# – 761014000003020009 (split from a larger parcel)

OWNERS: Reuben K. and Anna B. Girod



**STEBEN COUNTY, IN
OTSEGO TOWNSHIP**



SALE MANAGERS: Gary Bailey 800-659-9759
Gannon Troutner 574-354-7822

SCHRADER
Real Estate and Auction Company, Inc.

800-659-9759
www.GaryBaileyAuctions.com