

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as a total 70-acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the auction. 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

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 administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession will be at closing subject to the farm tenant's rights on the tillable land to harvest 2012 crop. Buyer to receive 1/2 the 2012 farm income, prorated at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer beginning with taxes due in November 2013 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, 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 only if required to provide insurable title. Any need for a new survey shall be determined solely by the Seller. 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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

AGENCY: Schrader Real Estate & Auction Company, Inc. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and 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.**



CORPORATE HEADQUARTERS

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

AUCTION MANAGER: Kevin Jordan
260-229-1904 | 800-451-2709

APRIL 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					



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REAL ESTATE AUCTION

70[±] ACRES

OFFERED IN 1 TRACT

NOBLE CO., INDIANA

NOBLE
COUNTY
INDIANA

70[±] ACRES

OFFERED IN 1 TRACT

REAL ESTATE AUCTION

2± Miles South of Rome City • 5± Miles West of Kendallville
25± Miles North of Fort Wayne

- 35± Acres Tillable
- 35± Acres Wooded
- Secluded Potential Building Site
- Excellent Hunting & Recreation

THURSDAY, APRIL 5 • 6PM

Held at the American Legion Post 381 - Rome City, IN



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NOBLE
COUNTY
INDIANA

70[±]
ACRES

OFFERED IN 1 TRACT

THURSDAY, APRIL 5 • 6PM

**35± Acres Tillable • Wooded Recreational
Secluded Potential Building Site • 2± Miles South of Rome City
5± Miles West of Kendallville • 25± Miles North of Fort Wayne**

PROPERTY LOCATION: From the intersection of SR 6 and SR 9, 5 miles west of Kendallville, travel north on SR 9 ¼ mile to the property.

AUCTION LOCATION: The American Legion Post 381 at the south edge of Rome City, fronting on State Road 9. The entrance to the American Legion is off of Kelley Street Extended.

INSPECTION DATES:

Saturday, March 17th from 10:00 AM – Noon
Tuesday, March 27th from 4:00 PM – 6:00 PM
Meet a Schrader representative at the property.

Beautiful secluded country setting with income producing tillable land and a diverse woodland for hunting and recreation. Just a short drive to Fort Wayne, Kendallville, Avilla or Albion.

TRACT DESCRIPTION:

70± acres with a nice mix of income producing farmland and wooded recreational ground. This property offers a unique secluded setting that will appeal to hunters and nature lovers. Come enjoy the solitude! There are approximately 35 acres tillable and 35± acres woodland.

SELLER: Kenneth & Bonnie Gehring Revocable Trust
SALE MANAGER: Kevin Jordan 800-451-2709

 **SCHRADER**

Real Estate and Auction Company, Inc.

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2± Miles South of Rome City • 5± Miles West of Kendallville
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