



CORPORATE HEADQUARTERS

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

AUCTION MANAGER: Roger Diehm
260-318-2770 | 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				



Follow Us:   

247± Acres
offered in 8 tracts
800.451.2709
SchradarAuction.com

TUESDAY, APRIL 10TH • 6:00PM

Held at the Dekalb County Fairgrounds - Auburn, IN



- 20 YEAR OLD PLANTED WHITE PINE & MIXED HARDWOODS
- EXCELLENT HUNTING
- POTENTIAL BUILDING SITES
- POTENTIAL PRODUCTIVE CROPLAND
- TRACTS FROM 5± TO 81± ACRES

247± Acres
offered in 8 tracts

LAND AUCTION
DEKALB COUNTY • AUBURN, IN

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LAND AUCTION

LOCATED JUST MINUTES FROM
AUBURN & WATERLOO

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DEKALB COUNTY • AUBURN, IN

LAND AUCTION

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AUCTION SITE: DeKalb County Fairgrounds. 708 South Union Street Auburn, IN 46706. (260) 925-1834

PROPERTY DIRECTIONS: From the intersection of Jackson St (Old State Rd 427) and State Rd 8, go east on State Rd 8 3.8 miles to Co Rd 43, turn left (north) on Co Rd 43, go 1.6 miles to Tract 1 on left (west) side of road.



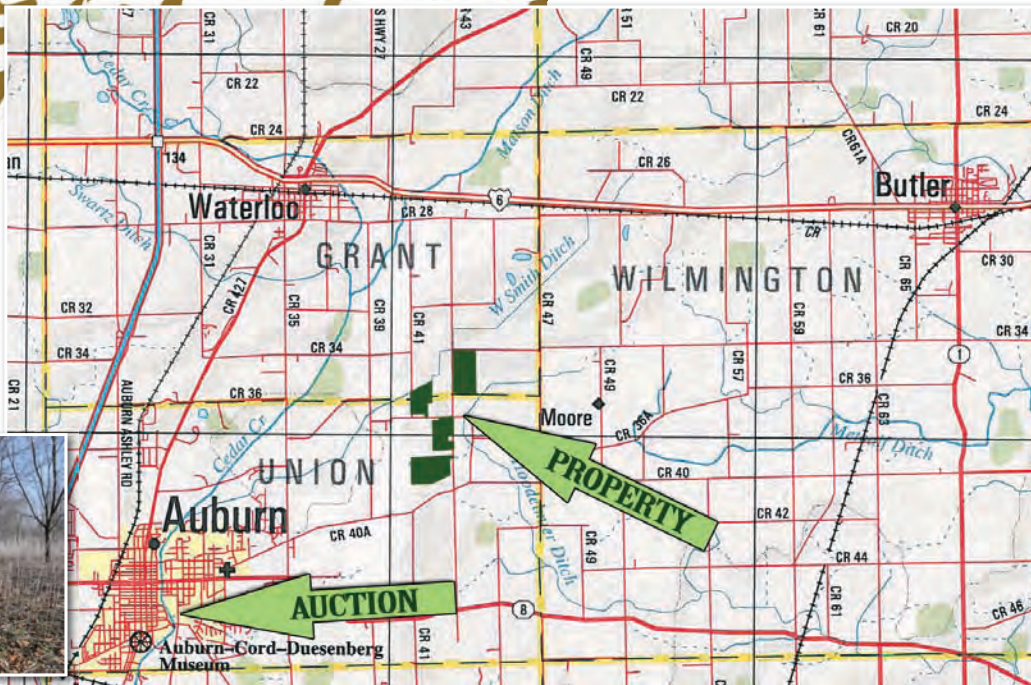
TRACT 1: 81± acres with 63 acres of 20 year old planted mixed hardwood trees along with a few acres of pine trees plus approximately 14 acres natural forested hardwood trees. Open ditch running parallel to the north boundary line for excellent drainage outlet.



Tract 1



Tract 1



Tract 2



Tract 2



Tract 3



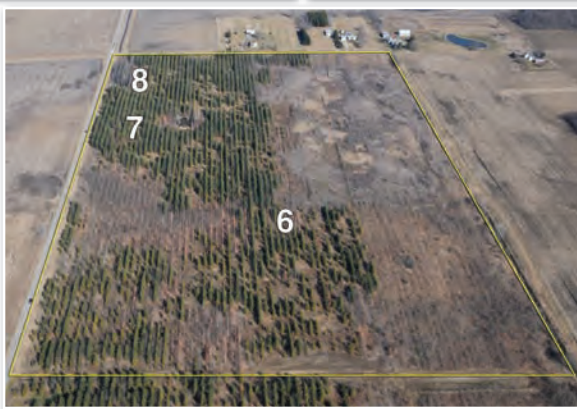
Tract 4



Tract 5

TRACT 4: 17± acres of 20 year old planted white pine trees with road frontage on Co Rd 38 and Co Rd 41.

TRACT 5: 32± acres with 27 acres of 20 year planted white pine trees and oak trees with 4 acres of mature mixed hardwood trees.



TRACT 6: 53± acres with divided approximately 50:50 between 20 year old planted white pine and mixed hardwood trees.

TRACT 7: 5± acres of 20 year old planted white pine trees with road frontage on Co Rd 43 and Co Rd 34. Excellent potential building site.

TRACT 8: 5± acres of 20 year old planted white pine and mixed hardwood trees. Excellent potential building site.

OWNER: Larry & Donna Seiler.

CRP INFORMATION:

Contract Period - 10/1/06 to 9/30/16

Tract #1: Annual Pmt. \$5,643 (\$90/Ac x 62.7Ac.)
Tracts #2 & 3: Annual Pmt. \$4,692 (\$92/Ac x 51 Ac.)
Tracts #4 & 5: Annual Pmt. \$3,681 (\$85/Ac x 43.3 Ac.)
Tracts #6-8: Annual Pmt. \$5,607 (\$90/Ac x 63.4 Ac.)

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 8 tracts and in combination. There will be open bidding on all tracts and the combination of tracts during the auction as determined by the Auctioneer.

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. Buyer shall receive immediate possession with an additional 10% down on day of sale.

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. Sale is subject to the Sellers' approval.

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 insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on the day of closing, immediately following the closing.

REAL ESTATE TAXES: Seller to pay 2011, payable 2012, buyer to assume taxes thereafter.

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.

AGENCY: Schrader Real Estate & Auction Co. 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 "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 con-



Tract 6

cerning 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.

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