

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a total 55 acres only.

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 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 at closing, immediately following the closing.

Buyer may obtain possession immediately with an additional 10% down on day of sale.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated 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. 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 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.



7009 N. River Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle

phone: 260-749-0445 • 866-340-0445

email: auctions@schraderauction.com

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					



P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725

800-451-2709 • 260-244-7606

www.schraderauction.com

CB-424

SchraderFortWayne.com



55 acres

LAND AUCTION

- 40 Acres Tillable
- 15 Acres Hunting & Rec.
- Commercial Potential
- Railroad Spur



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

MONDAY, APRIL 9 • 6 PM

Auction held on site!



EAST ALLEN COUNTY

11700 Block of Edgerton Rd., New Haven

55

acres

LAND

AUCTION

MONDAY, APRIL 9 • 6 PM

Auction held on site!

This is a great investment property consisting of 55 acres with 40 acres of productive tillable land! The property is located just on the eastern edge of I-469 with lots of visibility. Possible commercial usage in future for this piece!! There is approximately 1200 feet of road frontage along Edgerton Road. There is approximately 900 feet of frontage along Rail Road spur. Annual Taxes on this parcel are \$1,426.

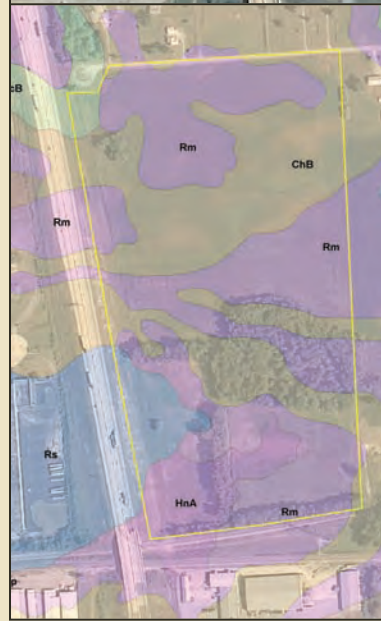


Seller: Brooks Development Company

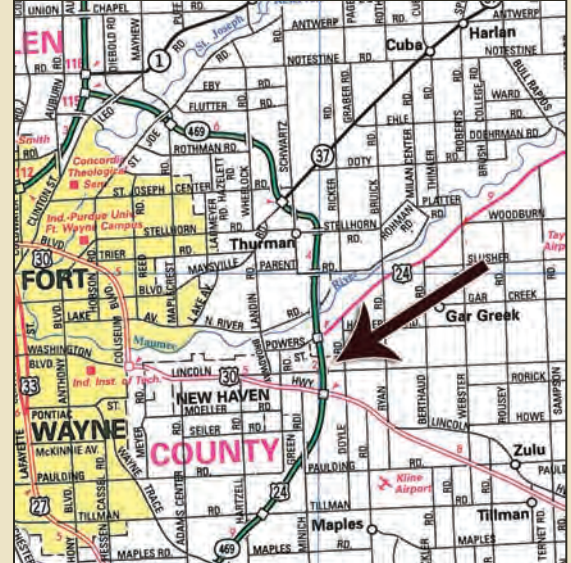
Auctioneer: Jerry Ehle

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260-749-0445 • 866-340-0445



SOILS	
Symbol	Name
Rm	Rensselaer
ChB	Chelsea
HnA	Whitaker
Rs	Rensselaer
McB	Martinsville



Walk over inspections permitted.

Preview: Monday, March 19 • 5-7 PM

Meet a Schrader Rep. on site.

