

P.o Box 508 • 950 N. Liberty Drive  
Columbia City, IN 46725

AC63001504, AU09200264

AUCTION MANAGER: AL PFISTER  
PHONE: 800-794-4320 • 260-824-5850  
email: auctions@schraderauction.com



JULY 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	<b>30</b>	31				



CB-473

[www.schraderauction.com](http://www.schraderauction.com)

**800-451-2709**

# Land Auction

Adams County

Northeast of Geneva, IN



**SCHRADER**  
Real Estate and Auction Company, Inc.

**80<sup>±</sup> acres**

*Offered in  
3 Tracts*



- Country Home with 5 Acres
- Productive Tillable Land
- 4± Acres of Woods
- Woods for Hunting & Recreation

**Monday July 30 • 6:00pm**



# Land Auction

## Northeast of Geneva, IN Adams County

# 80 acres

Offered in 3 Tracts

**Monday, July 30 • 6:00pm**

**PROPERTY LOCATION:** 825 E 1000 S, Geneva, IN 46740. From Geneva, Travel East on IN 116 (Line Street) 1 mile to 000 Road, turn North and travel 1 mile to E 1025 S, around curves 1 mile to E 1000 S, travel .5 miles to property.

**AUCTION SITE:** 212 Park Ave., Berne, IN 46711. Lehman Park Pavillion, East of US 27 on the South side of Berne.

**TRACT 1:** 28± acres of tillable land with approximately 370 feet of frontage on CR 1000 S. Primary soil types are Pewamo: 74.4%, Blount: 15.5% and Glynwood: 9.3%.

**TRACT 2:** 47± acres. Approx. 44 tillable with 4 acres of woods with approximately 900' of frontage on CR 1000 S. Primary soil types are Pewamo: 48.3%, Blount: 39.5%, Whitaker: 7.2% and Glynwood: 4.9%.

**TRACT 3:** 5± acres with 50 feet of frontage on CR 1000 along with a 2,160 square foot 2-Story, 5 Bedroom Country Home.

**INSPECTION DATES**  
**Tues., July 10 • 5pm - 7pm**  
**Sat., July 14 • 10am - 12noon**  
**Meet Al Pfister at the Property.**



**Owner:** Lois Wheeler Estate, James E. Beitler, Attorney for the Estate  
**Auction Manager:** Al Pfister  
**800-794-4320 • 260-824-5850**



**800-451-2709**  
[www.schraderauction.com](http://www.schraderauction.com)

### AUCTION TERMS & CONDITIONS

**PROCEDURES:** The property will be offered in 3 individual tracts, any combination of tracts, or as a total 80 acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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:** Successful bidder(s) 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 Seller's acceptance or rejection.

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

**DEED:** Sellers shall provide Warranty Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy estimated 30-45 days after auction.

**POSSESSION:** Possession at closing, except for the tillable land. Possession of the tillable land will be after the 2012 wheat & straw harvest, but no later than September 1, 2012.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions

in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Sale Prices will not be adjusted to reflect the differences in advertised acres and surveyed acres.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller.

**AGENCY:** Schrader Real Estate and 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 "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, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

