

Real Estate AUCTION



950 N. Liberty Dr., Columbia City, IN 46725
 Auction Manager: Ritter Cox
 phone: 800-451-2709 • 260-244-7606
 email: auctions@schraderauction.com



AUGUST 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	31	

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Schraderauction.com

Hebron, IN • Porter Co.

Real Estate AUCTION



80± acres in 3 tracts



- Highly Productive Tillable Land
- 4 Bedroom Home • Outbuildings
- Great Schools

TUESDAY, AUGUST 14 • 6:00 PM CENTRAL

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- 3 miles from Hebron, IN
- 13 miles from Valparaiso, IN
- 60 miles from Chicago, IL

TUESDAY, AUGUST 14 • 6:00 PM CENTRAL

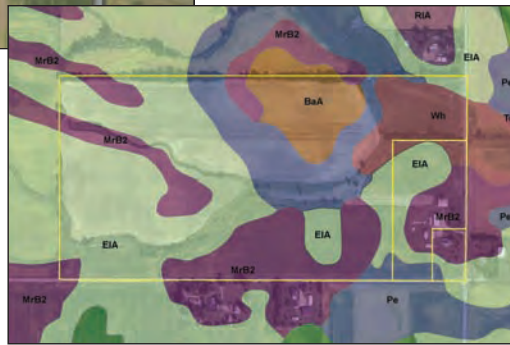
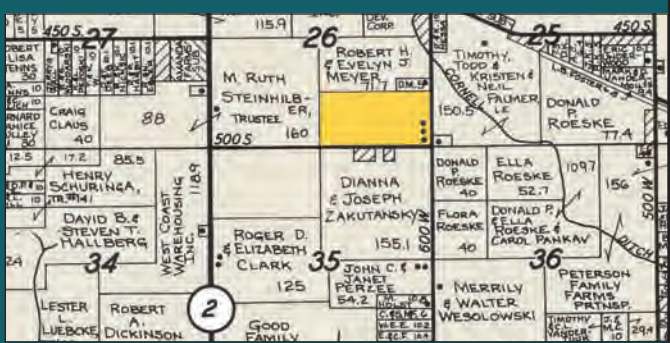
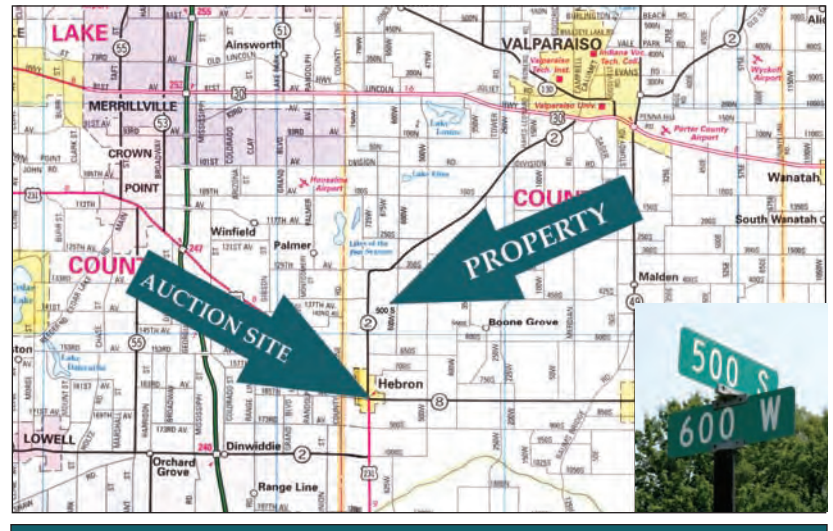
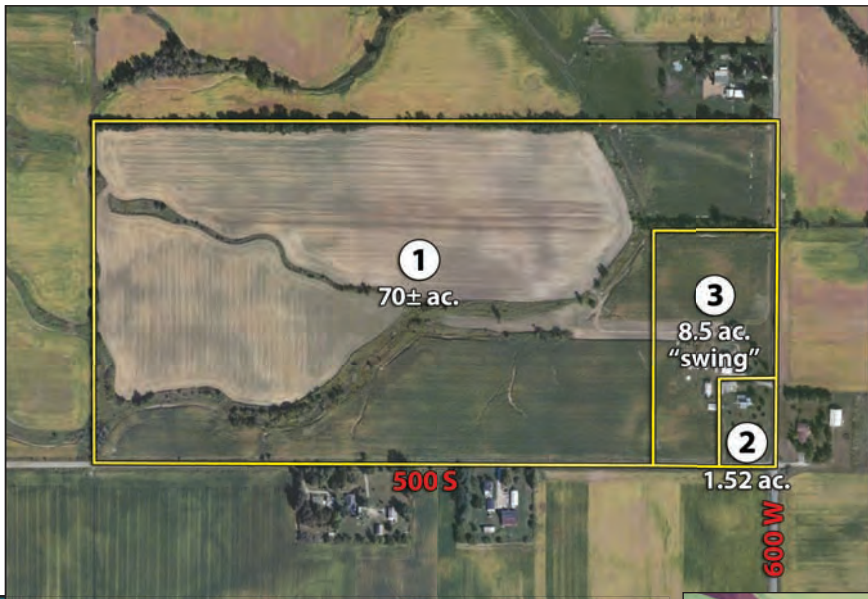
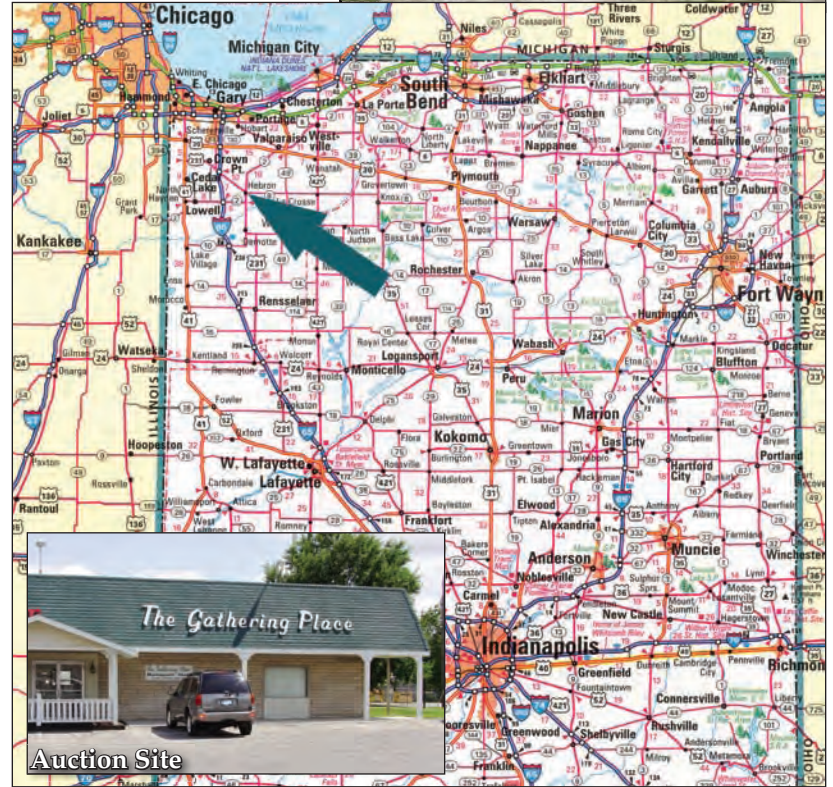


PROPERTY LOCATION: 494 S 600 W, Hebron, IN 46341. From Intersection St. Rd. 8 to St. Rd. 2 Hebron, IN, travel north on St. Rd. 2 approximately 2 miles to County Road 500 S. or from Valparaiso, IN travel southwest on St. Rd 2 approximately 13 miles to 500 S.

AUCTION LOCATION: The Gathering Place, 131 N. Main Street, Hebron, IN 46341.

TRACT DESCRIPTIONS:

- TRACT 1: 70± ACRES** very productive tillable farmland with excellent drainage possibilities. Predominate soils include Elliott, Pewamo and Morley. All soils with high yield index. Don't miss this chance for income producing tillable land.
- TRACT 2: 1.52 ACRES WITH 3,795 SQ. FT., 4 BEDROOM HOME.** Recent well and septic. Like new furnace and 2 car garage. Situated on very accessible corner lot with nice view. Check out this potential to buy affordable housing with character.
- TRACT 3: 8.5 ACRE "SWING TRACT".** This tract includes two pole type buildings, 35'x75' with partial concrete and 50'x60' with partial concrete. This tract will need to be combined with Tract 1 for 79± acres of productive farmland and machine storage or with Tract 2 to make 10 acre mini farm to enjoy country living at it's finest.



INSPECTION DATES:
 Sunday, July 15 • 1-3 PM &
 Sunday, July 29 • 1-3 PM



OWNERS: Leonard and Roger Clark, Joan Nusbaumer
SALE MANAGER: Ritter Cox
SCHRADER
 Real Estate and Auction Company, Inc.
 800-451-2709 • 260-244-7606
 Schraderauction.com

TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (subject to swing tract limitations) and 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: 10% down payment on the day of auction for individual tracts or combinations of tracts. If tract 2 sells individually, the down payment will be \$2,000. The down payment may be made 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.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. Tract divisions will be subject to Porter County Planning approval.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).

PERIMETER DRAIN TILE EASEMENT: If Tract 2 sells separate from Tract 1, the perimeter drain tile easement will apply.
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 on Tract 2 at closing. Possession of Tract 1 subject to harvest of 2012 crops. Possession of Buildings on Tract 3 at completion of harvest of 2012 crops or November 1, whichever comes first.
REAL ESTATE TAXES: Prorated to day of closing.
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 where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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. Combination purchases will receive a perimeter survey only.
AGENCY: Schradar Real Estate & Auction Company, Inc. and its representa-

tives 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.