

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 2 tracts, and the combination of the 2 tracts. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract, and the total property may compete.

**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 Warranty Deed(s). **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, subject to the tenant farmer's soybean crop and also subject to the 3 wells being capped.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing. Buyer shall pay any ditch assessments due after the closing.

**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. Combination purchases will receive a perimeter survey only.

**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  
**749-0445 • 866-340-0445**

AUCTION MANAGER: Jerry Ehle  
#AC63001504 #AU19300123



OCTOBER 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	30	31				

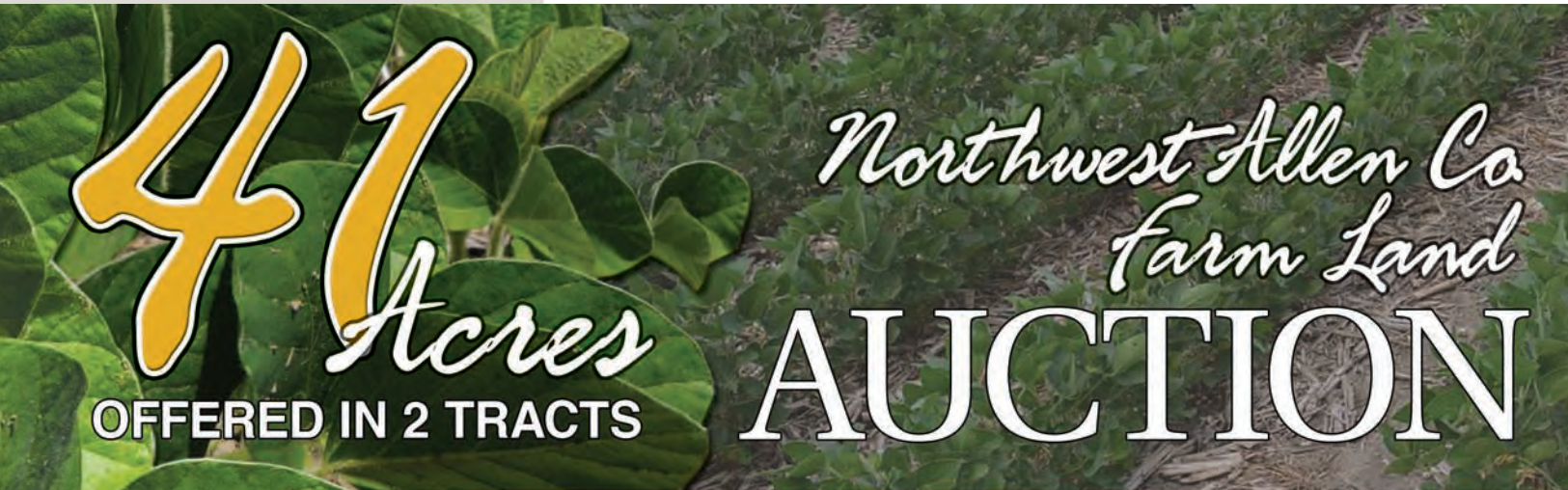
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**SCHRADER CORPORATE OFFICES**  
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**800-451-2709 • 260-244-7606 • SchraderAuction.com**

**SchraderFortWayne.com**  
**EhleAuctions.com**

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TILLABLE LAND • BUILDING SITE

**Thursday, October 25 • 6:00 PM**  
at the Allen County Fairgrounds



TILLABLE LAND • BUILDING SITE

# Auction 41 Acres

Thursday, October 25 • 6:00 PM

*Property Location:*

Johnson Road, 1 mile north of Carroll Road, Section 27 of Eel River Twp.

*Auction Location:*

Allen County Fairgrounds, 2726 Carroll Road, Fort Wayne.

*Tract Information:*

**TRACT 1: 39.37 ACRE TRACT OF LAND WITH 38.9 ACRES OF TILLABLE LAND (per FSA).** This tract is rolling and has the Dawson and Geller drainage ditches as the east and south borders of the property respectively. The soils are Houghton muck, Brookston silty clay loam, Miami and Martinsville loam. The muck has been tilled. Productivity is considered "above average" for the area with a Corn Index of 152 bushels. This tract has nearly 1000 feet of road frontage along the Johnson Road.

**TRACT 2: 2 ACRE BUILDING SITE.** This tract is at the northwest corner of the farm. It has a stone driveway, well, and septic system. There previously was a manufactured home on this site. This tract would once again need to be approved by the Allen County Plan commission as a buildable site. There is over 300 feet of road frontage on this site.

**Owner: TOWN OF HUNTERTOWN**

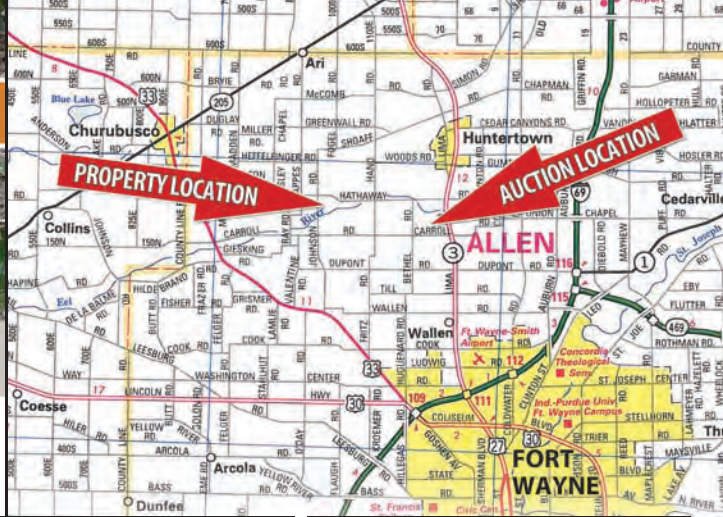
**AUCTION MANAGER: JERRY EHLE**



**260-749-0445 • 866-340-0445**

**www.schraderfortwayne.com**

*Inspection Date:*  
**TUES., OCT. 2**  
 4-7PM  
 Meet a Schrader representative at the farm



SOIL TYPES	
Symbol	Soil Name
Ca	Houghton muck, drained
Bs	Brookston silty clay loam
McB2	Martinsville loam
MIC2	Miami silt loam
Rm	Rensselaer loam
Wu	Willette muck
MrB2	Morley silt loam

