

Real Estate & Personal Property

AUCTION

REAL ESTATE:

TUESDAY, NOVEMBER 27TH • 6PM

PROPERTY LOCATION: South of Auburn, IN on I-69 to CR 11 A (Exit 226) then southwest 1/2 mile to the property OR from the intersection of SR 327 and SR 205 (at the south edge of Garrett) take CR 56 east 2 miles to the property.

AUCTION LOCATION: Middaugh Hall, DeKalb County Fairgrounds, Auburn, IN.

PERSONAL PROPERTY:

WEDNESDAY, NOVEMBER 28TH • 11AM

AUCTION LOCATION: Real Estate Auction Tract 6 – 5772 CR 11 A, Auburn, IN

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 11 individual tracts, any combination of tracts and as a total 93-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. 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 auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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).

DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

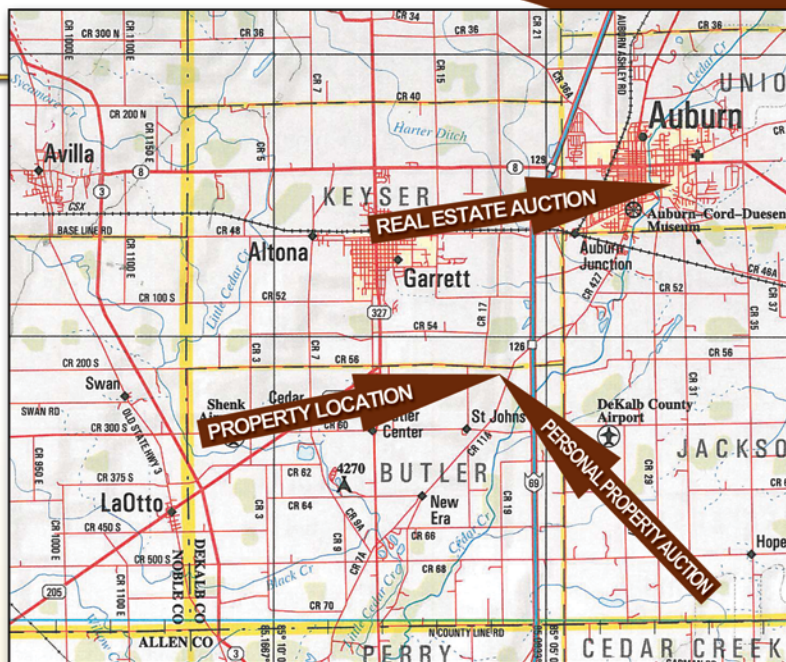
PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the DeKalb County Health Department.

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.

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POSSESSION: Possession is at closing on land. 30 days after closing on building.
REAL ESTATE TAXES: Real estate taxes will be prorated to date of closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
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: Schrader Real Estate & 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 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.

Real Estate: Tuesday, November 27 • 6pm
Held at the Middaugh Hall - DeKalb Co. Fairgrounds, Auburn, IN

Personal Property: Wednesday, November 28 • 11am

2 Days

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LAND • HISTORIC HOME • EQUIPMENT • ANTIQUES

93± Acres
in 11 Tracts

AUCTION

DeKalb County, IN
Near Auburn, IN

Real Estate & Personal Property

Real Estate & Personal Property

2 Days

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NOVEMBER 2012

Sun	25	26	27	28	29	30
Mon	18	19	20	21	22	23
Tue	11	12	13	14	15	16
Wed	4	5	6	7	8	9
Thu	1	2	3			
Fri						
Sat						

260-229-2442 | 800-451-2709
AUCTION MANAGER: Arden Schrader

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

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DeKalb County - Near Auburn, IN

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LAND • HISTORIC HOME • EQUIPMENT • ANTIQUES

SCHRADER
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- Beautiful Historic Homestead
- Productive Tillable Land
- Potential Building Sites
- Hunting & Recreational Opportunities

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