

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 tract. Bidding will remain open to the public until the close of the auction. An updated survey will be completed, only if necessary to complete Title Insurance. Survey costs, if necessary, shall be split 50/50 between Buyer and Seller.

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: The successful bidder will be required to enter into a purchase agreement at the auction 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 30 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 given on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by tract divisions in this auction. Any need for a new

survey shall be determined solely by the Seller. The Seller and successful bidder(s) 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. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres if a new survey is determined to be necessary.

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.

Allen County, Indiana

6 BEDROOM HOME, 5 ACRES, LARGE POND

FARM Auction

#AC63001504, #AU19300123

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JANUARY 2013

SUN	MON	TUE	WED	THU	FRI	SAT
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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		

FARM Auction

Allen County, Indiana

6 BEDROOM HOME, 5 ACRES, LARGE POND

LOCATED IN SPRINGFIELD TOWNSHIP, EAST OF HARLAN, THEN 1/2 MILE NORTH OF ST. RD. 37

3,000 sq. ft. Home
Several Outbuildings
Fenced Pasture
Newer Septic



 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne

SATURDAY, JANUARY 19 • 10AM
AUCTION HELD ON SITE IN HEATED BUILDING!

FARM Auction

Allen County, Indiana

SATURDAY, JANUARY 19 • 10AM

LOCATED IN Springfield Township, EAST OF HARLAN, THEN 1/2 MILE NORTH OF St. Rd. 37



6 BEDROOMS, 5 ACRES, LARGE POND

PROPERTY LOCATION: 15931 Rupert Road, Grabill, IN

Auction Held on Site in Heated Building!!

FARM FEATURES:

- 3,000 plus square foot home with 6 bedrooms, 2 kitchens, and lots of living space
- Several newer and modern outbuildings;
 - 24 x 36 built in 2004, 44 x 64 built in 2006, 32 x 72 built in 2007
- Large pond with beach, high dive, surrounded by vinyl fence
- Fenced pasture
- Chicken building with fenced run out
- New septic in 2001
- Extensive landscape, concrete, and fencing



OPEN HOUSE TO PREVIEW HOME & BUILDINGS:
 SATURDAY, JANUARY 5 • 10AM-NOON
 OR CALL JERRY EHLE FOR PRIVATE SHOWING 749-0445

