

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 47.5 acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on individual tracts 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: Successful bidder(s) will be required to enter into purchase agreement 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: An appropriate deed will be delivered at closing.

CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: Possession at closing or with 20% total down for immediate possession of tillable.

REAL ESTATE TAXES: Buyer will assume taxes payable in Spring 2014. Any ditch assessments will be the responsibility of the buyer after 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.

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

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 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.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.



950 N. Liberty Dr.,
Columbia City, IN 46725

APRIL 2013

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				



Follow Us:



800-451-2709
SchraderAuction.com

AUCTION MANAGER: Ritter Cox
260-244-7606 • 260-609-3306
auctions@schraderauction.com
#AC63001504, #AU08600254

RC-640

JEFFERSON TWP • WHITLEY COUNTY, IN

47.5
AC
in 2 Tracts

FARMLAND
AUCTION

JEFFERSON TWP • WHITLEY COUNTY, IN

47.5
AC
in 2 Tracts

FARMLAND
AUCTION

Wednesday, April 10 • 6:30PM
at Eagle's Nest Event Center, Columbia City, IN



47.5
AC
in 2 Tracts

FARMLAND AUCTION

Wednesday, April 10 • 6:30PM

JEFFERSON TWP • WHITLEY COUNTY, IN

Be prepared to buy farmland with some diversity and income potential.

PROPERTY LOCATION: 6 miles south of Columbia City, IN on St. Rd. 9 to St. Rd. 14 then east (left) 1 mile to the property OR from Fort Wayne, IN travel west on St. Rd. 14 12 miles to property on north side of St. Rd. 14.

AUCTION LOCATION: Eagle's Nest Event Center. Located at State Road 205 East, Columbia City, in Eagle Glen Addition.

TRACT 1: 36.5± Acres productive all tillable farmland. Excellent soils. Possession of tillable for 2013 crop year.

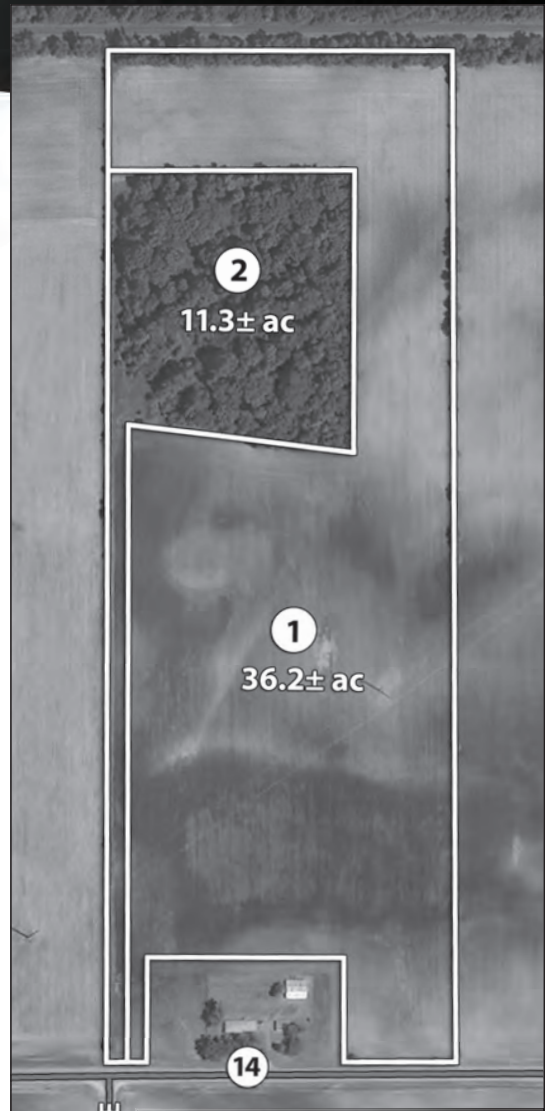
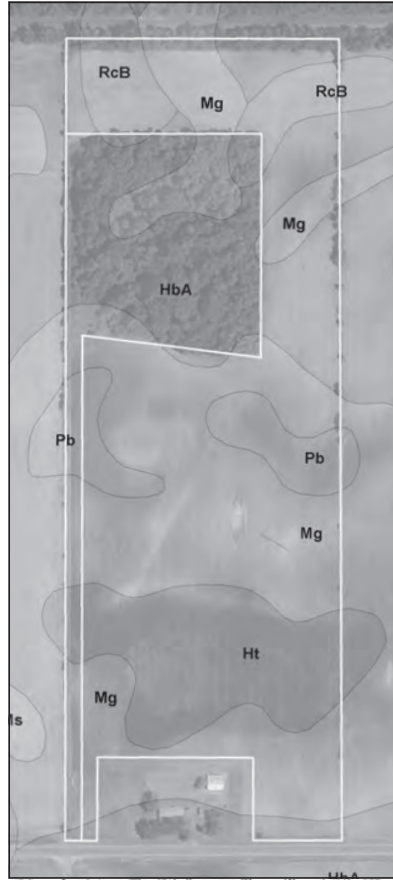
TRACT 2: 11± Acres all wooded with 50' owned access from St. Rd. 14. Excellent hardwood timber. Secluded private site. Approximately \$22,000 of marketable timber. Call for detailed report.

Owner: Ivahmae Crouch
Auction Manager: Ritter Cox
260-609-3306 • 260-244-7606



800-451-2709

www.schraderauction.com



Walk over inspections welcome.

