

NORTHERN WHITLEY COUNTY, IN
ETNA TROY TWP.



formerly the Jack Kessie farm

- Tillable Acres
- Stocked Pond
- Recreation Land
- Wildlife Habitat
- Building Sites

35.5 acres

offered in 4 Tracts



AUCTION

Wednesday, July 24 @ 6:00 PM AUCTION CONDUCTED ON SITE



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ETNA TROY TWP.

800-451-2709
260-244-7606
SchradlerAuction.com

JULY 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	31			



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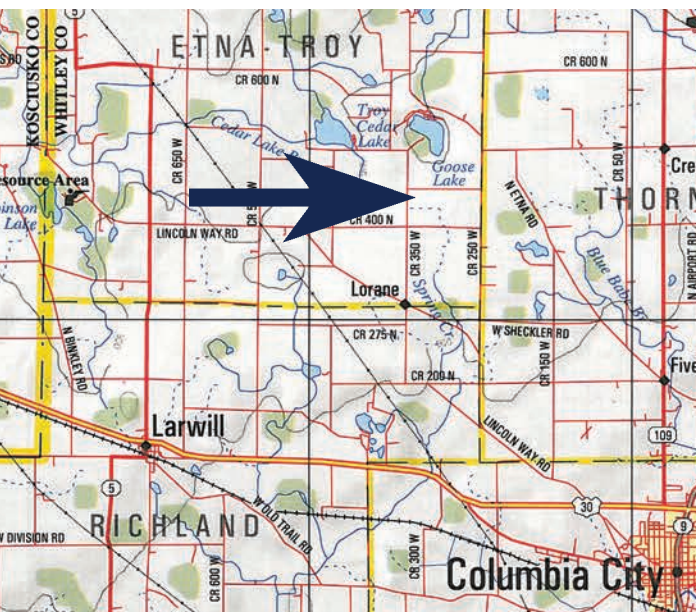
P.O. Box 508
950 N. Liberty Drive
Columbia City, IN 46725
Schradler Real Estate and Auction Company, Inc.

AUCTION 35.5 acres

formerly the Jack Kessie farm

Wednesday, July 24 @ 6:00 PM

ETNA TROY TOWNSHIP • NORTHERN WHITLEY COUNTY, IN



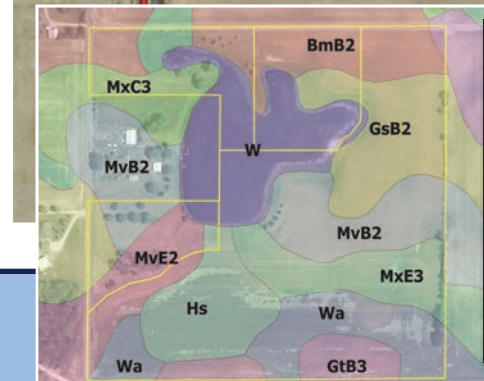
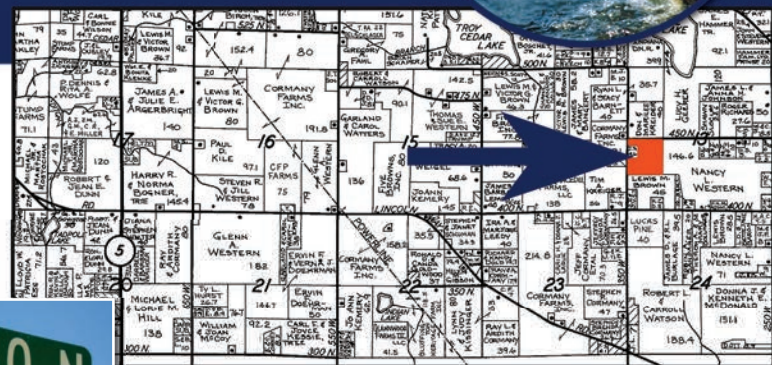
Auction conducted on site.

LOCATION:

Etna Troy Township. North of Lincolnway (Old 30) west of Columbia City to CR 350W, go north 1.2 miles to the intersection of CR 350W & CR 450N to property location.



OPEN HOUSE:
Meet a Schrader Representative on Tract 3 & walk over ground.
Tuesday, July 9, 4-6 PM
Saturday, July 20, 10 AM-12 Noon



SOIL TYPES	
Symbol	Soil Name
MvB2	Morley loam
W	Water
GsB2	Glynwood loam
Wa	Wallkill silty clay loam
BmB2	Blount silt loam
Hs	Houghton muck
MxE3	Morley clay loam

TRACT DESCRIPTIONS:

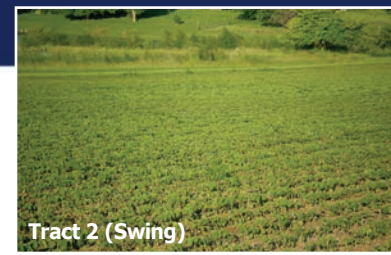
TRACT 1: 24.2± acres with 21.5 acres of tillable productive farm ground. This tract offers many possibilities with pond access. Road frontage on CR 350W & 400, potential building sites with recreation and wildlife habitat. Great investment opportunity in northern Whitley County.

TRACT 2: 4± "swing" tract of tillable acres. This tract offers adjoining possibilities to Tract 1 or Tract 3 for combining considerations. Road frontage on CR 450 offers a possible beautiful building site on north side of pond. New owner will receive pond access to this site.

TRACT 3: 4.1± acres, corner lot of 350W & 450N. This tract offers possible building site and pond access. Join this corner lot with Tract 2 for additional acreage considerations.

TRACT 4: 3.1± acres with approximately 420' of road frontage on CR 350W. This tract offers a beautiful building site with pond access. A natural hillside view overlooking rolling and bottom land tillable acres. Mature pine and ornamental trees border the north property line in a park setting. Great consideration for unique building site.

OWNERS: Gary Kessie, Linda Van Voorst, and Shirley Carpenter



TERMS AND CONDITIONS

PROCEDURE: Tracts 1-4 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid on in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be 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.

APPROVAL 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.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Buyer shall assume the 2013 real estate taxes due in 2014. Buyer shall assume any 2013 Ditch Assessments.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: AT THE SELLER'S OPTION, 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

SCHRADER Real Estate and Auction Company, Inc. Auction Manager: Tim Kreider, 260-413-8008
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