

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 Tract. There will be open bidding during the auction as determined by the Auctioneer.
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 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.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into a purchase agreement at the auction's 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 owners title insurance policy in the amount of

DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before September 27, 2013. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession subject to 2013 corn share of 2013 Cash Rent.
REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-rated to the date of closing. Buyer shall pay all ditch assessments due in 2013.
ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: 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 if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing the insurance. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to change and all related 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 persons 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

#AC63001504, #AU19300123

AUCTION MANAGER:
Jerry Ehle



AUGUST 2013						
Sat	Sun	Mon	Tue	Wed	Thu	Fri
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						

SCHRADER CORPORATE OFFICES
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • SchradlerAuction.com

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Land Auction

TUESDAY, AUGUST 27 • 6:00 PM

Productive, Tillable Acres
Sold as one contiguous field
BUYER TO RECEIVE OWNER SHARE OF 2013 CORN CROP!!!

East Allen County

77.4 Acres

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

PRODUCTIVE, TILLABLE ACRES

East Allen County

77.4

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East Allen County

77.4

Productive, Tillable Acres

Land Auction

TUESDAY, AUGUST 27 • 6:00 PM

AUCTION
HELD
ON SITE

FARM LOCATION:

**512 SOUTH SAMPSON ROAD,
WOODBURN, INDIANA**

(Located in Jefferson Township, Section 1, 2 ½ miles south of Woodburn Road)

A very rare opportunity to purchase at auction, this 77+ Acres of very productive farm land!! The entire farm is level with mostly Hoytville Silty Clay. There are over 950 feet of road frontage along Sampson Road. There is a deep open ditch along the road frontage with a large culvert drive onto the property. The farm is well tiled!

2011 REAL ESTATE TAXES: \$1,839.14

BUYER TO RECEIVE OWNER SHARE OF 2013 CORN CROP!!

SELLERS:

Dale Doty & Barbara Ann Cotner

AUCTIONEER: Jerry Ehle

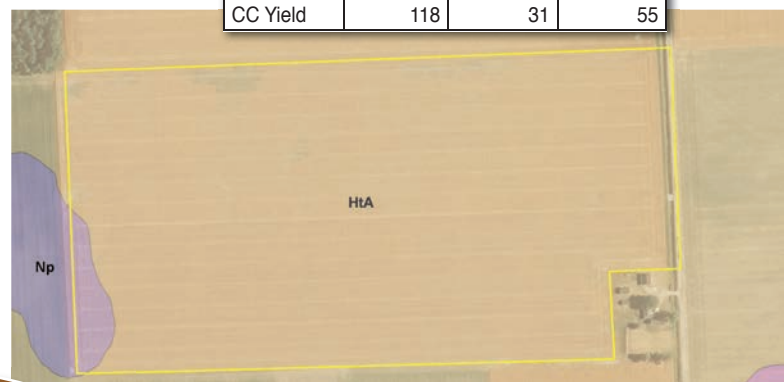


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FSA INFORMATION			
Total Base Acres: 76.1	Corn	Soybeans	Wheat
Direct Yield	118	31	55
CC Yield	118	31	55



**Preview Date:
MONDAY, AUGUST 5
10AM - 12Noon**

