AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered as an Absolute Auction in 1 individual tract, containing 6.2+/- acres.
DOWNPAYMENT: Real Estate 10% down payment on the day of the 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Property will sell to the highest bidder regardless of price.
EVIDENCE OF TITLE: The Seller will provide Title Insurance at closing and a preliminary title commitment for the review of the prospective buyer.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place by Oct. 26, 2013.
POSSESSION: Possession will be delivered at closing.
REAL ESTATE TAXES / ASSESSMENTS: Real Estate taxes shall be Pro-Rated to the date of closing.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: If needed, a new survey will be made at buyer's expense.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
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 "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, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

SCHRADER
Real Estate and Auction Company, Inc.
1041 N. Main St., Bluffton, IN 46714
AUCTION MANAGER: Al Pfister
260-824-5850 • cell: 260-760-8922
auctions@adamswells.com
#AU09200264

SEPTEMBER 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					

NAA Auctioneer
IAA Auctioneer

SCHRADER Corporate Offices
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800-451-2709 • 260-244-7606
www.schraderauction.com

800-794-4320
SchraderAuction.com

Absolute AUCTION
Bluffton, IN • Wells Co.

Property will sell to the highest bidder regardless of price.

6.2± Acres

1st Class Mail
U.S. Postage
PAID
Columbia City, IN
PERMIT #260

RETURN SERVICE REQUESTED

6.2± Acres

- 6.2 Acres of Land
- 2,400 SF Home with partially finished Basement
- 37,000 bu Grain Storage with Grain Leg
- Hog Facility - Includes 800 Head Nursery & 1,200 Head Finishing Barn

6.2± Acres

Bluffton, IN • Wells Co.

The **LEMAN PROPERTY** offers an attractive farmstead in an outstanding location. Whether you're a livestock farmer, investor or rural home buyer, this property warrants your attention!

PROPERTY LOCATION:
6324 E. State Road 124, Bluffton, IN 46714.
From Bluffton travel 3.5 miles East on State Road 124 to property.

AUCTION TO BE HELD ON SITE

PROPERTY DESCRIPTION:
- 6.2± Acres of Land
- 2,400 SF Home with 2,000 SF Basement (partially finished)
- 37,000 bu Grain Storage with Grain Leg
- Hog Facility includes: 800 Head Nursery & 1,200 Head Finishing Barn

HOME INFORMATION:
2,400 SF Living Area on first floor, 4 Bedrooms plus Den/ Office, 3 Full Baths, 2,000 SF Basement with over 1,300 SF finished, 24'x24' Garage.

OPEN HOUSES:
Saturday AUG. 24TH, 10AM-12PM
Tuesday SEPT. 10TH, 5-7PM
Or by appointment

SHOP & BARN:
32'x50' Heated Shop with attached 50'x88' Machinery Storage Building.
Additional 36'x72' Barn.

OWNER:
Shawn and Kara Leman
AUCTION MANAGER:
Al Pfister • 260-760-8922

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1-800-794-4320

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