



SCHRADER Real Estate and Auction Company, Inc.

Washington Twp
Noble County
Wednesday
October 2nd
6:00PM

Real Estate Auction

21± Acres

800.451.2709
www.schraderauction.com



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OCTOBER 2013

950 North Liberty Dr.,
Columbia City, IN 46725
260-244-7606 • 800-451-2709
auctions@schraderauction.com
AUCTION MANAGER:
Gary Boggs • 260-244-7606
#AC63001504
#AU01005815
#AU09200182

Real Estate Auction

SCHRADER Real Estate and Auction Company, Inc.

Washington Twp • Noble County

21[±] Acres

Real Estate Auction

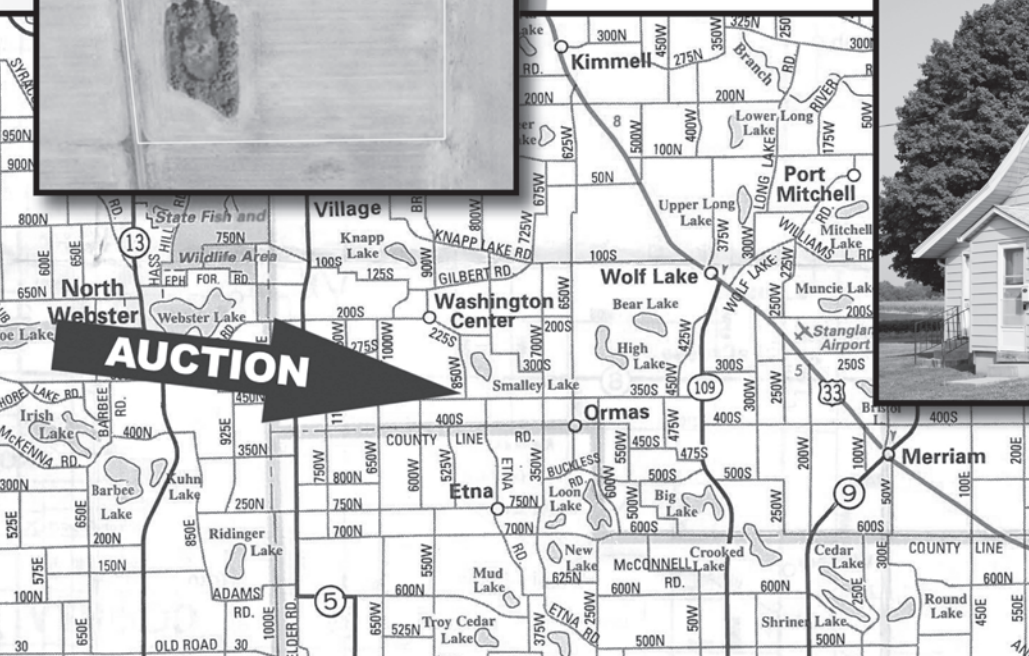
Washington Twp
Noble County

Wednesday, October 2nd at 6:00PM

LOCATED: 2 Miles south of Wolf Lake on SR 109 to CR 350 S, then west 4 1/2 miles to CR 850 W, then north 1/4 mile to property.

Auction held on site.

This 21.132 Acres will be sold to settle the Florence L. Feters Estate. The 21 Acres consists of 18[±] tillable acres, some wooded area, a 1 1/2 story 3 bedroom home and 24'x32' detached garage.



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SCHRADER
Real Estate and Auction Company, Inc.

**INSPECTION: WEDNESDAY, SEPTEMBER 11th 4:00-5:30
or call Gary at 260-244-7606.**

OWNER: FLORENCE L. FETERS ESTATE
Gary Kimbrell, Executor
Auction Manager: Gary Boggs

AUCTION TERMS & 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 PRICE: The successful bidder 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 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 on or before November 4, 2013. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.
POSSESSION: Possession of the home at closing. Possession of balance after 2013 crop harvest.
REAL ESTATE TAXES: Seller will pay 2013 taxes due in 2014. Buyer will be responsible for all taxes thereafter.
ACREAGE: The 21.132 acres is based on a 5-29-

2013 Walker & Associates survey.
AGENCY: Schrader Real Estate & Auction Co., 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.**