

## TERMS & CONDITIONS

**PROCEDURE:** There will be open bidding. Bid increments are at the discretion of the auctioneer.

**DOWN PAYMENT:** 10% of the accepted bid (or 20% of the accepted bid for immediate hunting privileges) as down payment on the day of 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. Hunting rights available with 20% down payment. **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:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid price is subject to the Seller's 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 within 30 days after proof of merchantable title.

**POSSESSION:** at closing

**REAL ESTATE TAXES:** Buyer to pay 2014 taxes and thereafter.

**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:** Survey costs shall be shared 50:50 between Buyer(s) and Sellers. If the property is purchased by one buyer, there shall be no survey.

**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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** 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 purchaser(s) assumes all risks thereof and acknowledges that for any express warranties set forth in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an 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.

950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 • 800-451-2709

**AUCTION MANAGERS:**  
Gary Bailey and  
Gannon Troutner

#AC63001504, #AU09200000, #AU11000010

800-659-9759

574-354-7822



800-659-9759  
www.garybaileyauctions.com

OCTOBER 2013						
Sat	Fri	Thu	Wed	Tue	Mon	Sun
		1	2	3	4	5
		8	9	10	11	12
		15	16	17	18	19
		22	23	24	25	26
		28	29	30	31	

# LAND AUCTION

Fulton County, Indiana

Northwest of Rochester - Just west of US 31

60.5± Acres  
Offered in 3 Tracts

Tillable Land  
Wooded, Wildlife, Hunting & Recreation  
Potential Building Sites



Thursday, October 10 • 6pm  
Held at Rochester Meats & Deli Meeting Room - Rochester, IN



# AUCTION

Northwest of Rochester - Fulton County, IN

60.5± Acres  
Offered in 3 Tracts



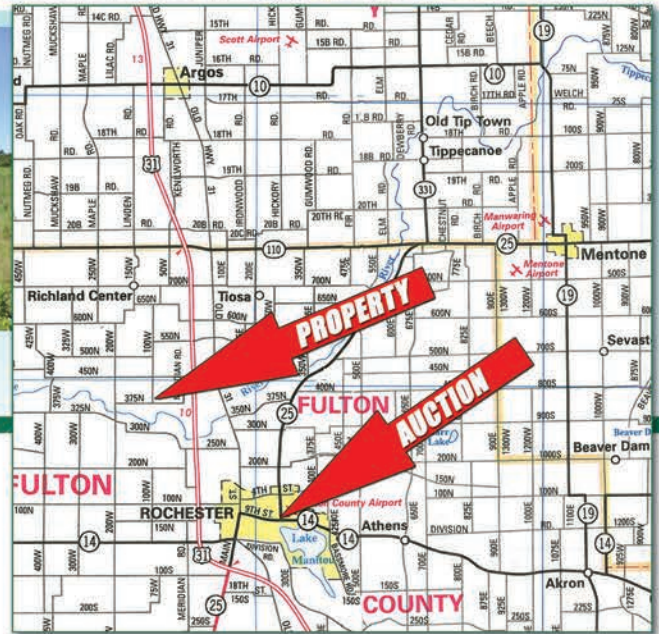
Northwest of Rochester - Fulton Co., Indiana

# AUCTION

## 60.5± Acres

Tillable Land  
Woods & Wildlife  
Hunting & Recreation  
Potential Building Sites

Offered in 3 Tracts  
Thursday, October 10 • 6pm



**PROPERTY LOCATION:** 4 miles North of SR 14 at Rochester on US 31, turn West on CR 375N (Fulton Co. Historical Museum) to Meridian, turn South & follow curve back on to CR 375N - 1 mile to property on the Northeast corner of 100W & CR 375N.

**AUCTION LOCATION:** Rochester Meats & Deli Meeting Room. In Rochester, at the intersection of E. 9th St (SR 14 & 25) and Wabash Ave.

### TRACT INFORMATION

**TRACT 1: 20+/- Acres,** Excellent estate size potential building site, wildlife, hunting and recreational land, or return to tillable acreage. 1320'+/- of road frontage on CR 375N and 660'+/- of road frontage on CR 100W.

**TRACT 2: 20+/- Acres,** Gently rolling wooded, recreational and wildlife land with ideal food plot areas or secluded potential building site. 660'+/- of road frontage on CR 100W.

Combine with Tracts 1 and/or 3.

**TRACT 3: 20.5+/- Acres,** Woods, wildlife, hunting and recreational land with low lying area. This is an ag exempt parcel - no homes, buildings, etc. can be constructed on this parcel per Fulton County rules. 380' of road frontage on CR 375N.

**Parcel ID's** - 25-02-25-100-001.000-007 & 25.02-24-300-002.000-007

**OWNERS:** Prairies Edge I, LLC

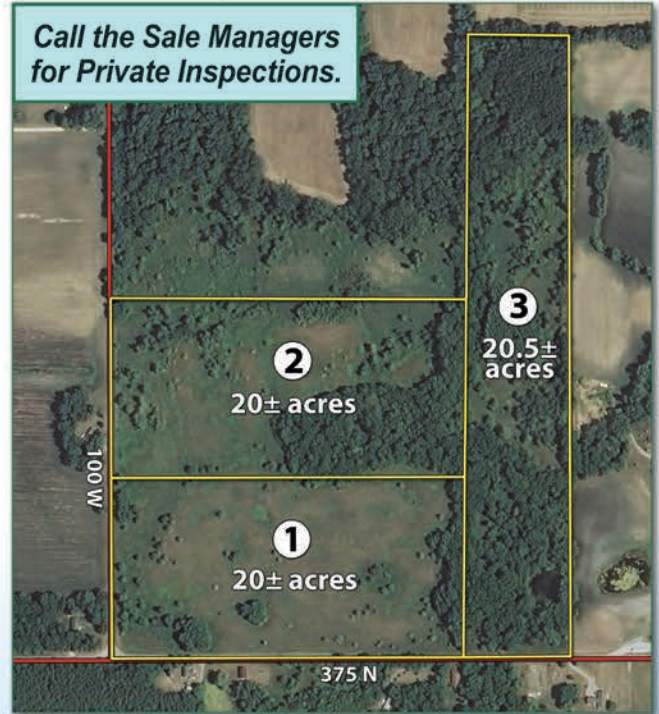
**SALE MANAGERS:**

Gannon Troutner 574-354-7822

Gary Bailey 1-800-659-9759



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Bid your price on your choice of tract, combination of tracts or the entire property.