

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 1 individual tract and as a total 33.32 acres.
DOWN PAYMENT: Ten percent (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, if needed, and are capable of arranging financing, if needed, and are capable of paying cash at closing.
ACCEPTANCE 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.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days of presentation of insurable title. Costs for

an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession at closing subject to harvest of 2013 crops.
REAL ESTATE TAXES / ASSESSMENTS: Buyer will assume taxes due Spring 2015. All ditch assessments after closing responsibility of buyer.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: New survey completed October 2, 2013 will be provided.
EASEMENTS & LEASES: Sale of the property is subject to any and all easements or record, 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 to 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.
 950 N. Liberty Dr., Columbia City, IN 46725
AUCTION MANAGER: Ritter Cox
 cell: 260-609-3306 • 260-244-7606
 auctions@schraderauction.com
 #AC63001504, #AU08600254

NOVEMBER 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
 Follow us on:
 YouTube f B

800-451-2709
 SchradersAuction.com

33.32 Acres

- Excellent, Highly-Productive, Income-Producing, Tillable Farmland
- Potential Future Development
- Minutes from Fort Wayne - Jefferson Twp.

Land Auction
 Whitley County

Tuesday, November 26
6PM

7800 S
7800 E

33.32 Acres

Jefferson Township
Whitley County

Land AUCTION

Tuesday, November 26
6PM

- **Excellent, Highly-Productive, Income-Producing, Tillable Farmland**
- **Potential Future Development**
- **Minutes from Fort Wayne - Jefferson Twp.**

PROPERTY LOCATION:

South of Columbia City, IN at the intersection of St. Rd. 9 & St. Rd. 14, travel east approximately 7 miles to Co. Line Rd. (800E) then south (right) approximately 1 mile **or from Fort Wayne, IN** take Exit 105 at I-69 & St. Rd. 14, travel west 6 miles to Co. Line Rd. then south (left) approximately 1 mile. (Property located on the southwest corner of Co. Rd. 800E & 700 S.

PROPERTY DESCRIPTION:

Property consists of 33.32 surveyed acres, all tillable with high percentage of productive Pewamo soils. Crops have been in a corn, bean, wheat rotation. Excellent income potential or property offers immense development potential. Property will be offered as 1 tract. Don't miss this opportunity to buy!

AUCTION LOCATION:

Saturn Christian Church. Address – 6731 E 800 S, Columbia City, IN 46725. From St. Rd. 9 & St. Rd. 14 intersection travel east approximately 6 miles to Co. Rd. 700E then south 2 miles to Co. Rd. 800S then west (right) ¼ mile.

OWNER:

Ralph & Luella M Esterline Farm

AUCTION MANAGER:

Ritter Cox • 260-609-3306

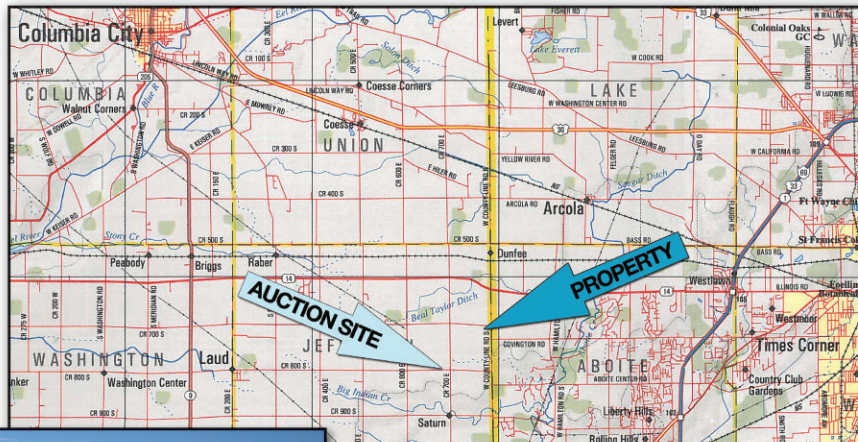
SCHRADER
Real Estate and Auction Company, Inc.

1-800-451-2709

www.schraderauction.com



SOILS	
Symbol	Name
BmA	Blount
Pw	Pewamo
BmB2	Blount Silt



**WALKOVER
INSPECTIONS
WELCOME**

