

- Productive Tillable Land
- Recreational & Hunting Land

ONLINE BIDDING AVAILABLE



Investigate the potential!

AUCTION

COLUMBIA CITY, IN



244-7606 • 800-451-2709
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Productive Tillable Land
Recreational/Hunting Land

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SCHRADER
Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
Auctioneer: Arden Schrader 260-244-7606
arden@schraderauction.com
AC63001504; AU01050022

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered as a total 121± acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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 site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed. Closing: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer beginning with taxes due in May 2015 and thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property for sale.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.
SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & 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 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.



Investigate the potential!

Auction

Wednesday, January 29 • 6 PM

Property Location:

Approximately 4 ½ miles west of Columbia City, IN to CR 450 W then south ½ mile to CR 50 N then west ½ mile to the property.

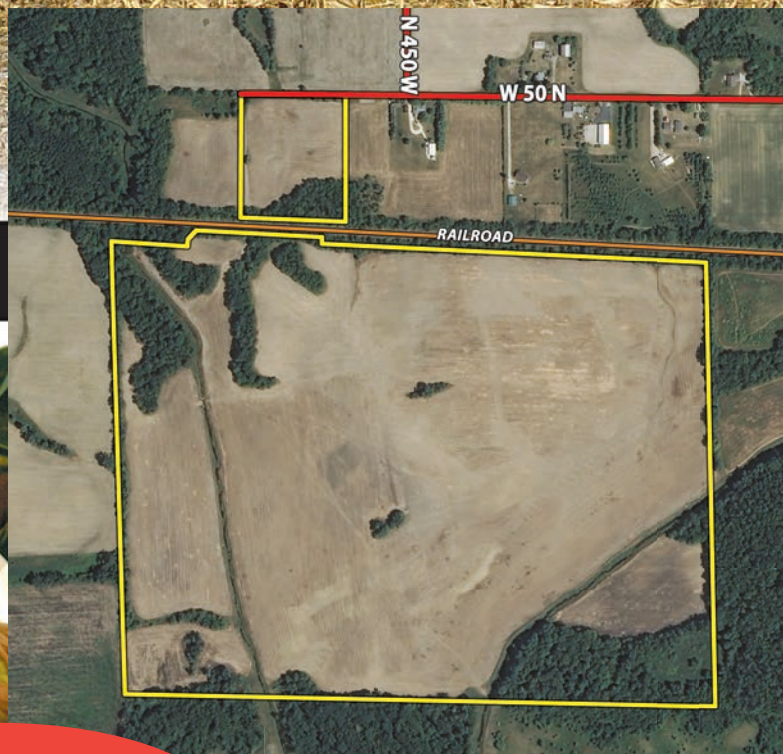
Auction Location:

Eagle's Nest Event Center located at Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen subdivision.

This 121± acre tract offers tillable land and bountiful recreation. Approximately 99 acres of productive tillable land with drainage access to the Schuman Ditch and Spring Creek. The balance of the land is wooded with great hunting and recreational possibilities.



Property Inspection & Information:
THURSDAY, JANUARY 9
2:00-4:00 PM



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Owner: Mrs. Rod (Rhonda) King

Auction Manager: Arden Schrader

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SOIL TYPES	
Symbol	Soil Name
Sh	Shoals silt loam
MxD3	Morley clay loam
Sa	Saranac silty clay loam
MxC3	Morley clay loam
So	Sloan loam
RcB	Rawson sandy loam
Co	Coesse silty clay loam

