

**TERMS AND CONDITIONS**  
**PROCEDURE:** The property will be offered in 2 tracts, and will not be combined. There will be open bidding on both tracts 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 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:** All successful bidders will be required to enter into purchase agreements at the auctions 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 General Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be at closing, immediately following the closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing. Buyer shall pay any ditch assessments due and payable in 2014.

**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal de-

scription or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC 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. All

sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the brochure. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**



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 Fort Wayne, IN 46815  
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AUCTION MANAGER: Jerry Ehle  
 260-749-0445 • 866-340-0445  
 #AC63001504 • #AU19300123



JANUARY 2014						
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	31	

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# AUCTION

Southern Allen County

**TUESDAY, JANUARY 28**  
**6:00PM**

**WOODED**  
**POTENTIAL BUILDING SITE**  
**HUNTING & RECREATION**



# 20+ Acres Wooded

Southern Allen County

**GRASSLANDS**  
**CREEK BOTTOM**  
**HUNTING & RECREATION**





# Southern Allen County Land AUCTION

ATTENTION  
DEER AND  
BIRD HUNTERS!



## TUESDAY, JANUARY 28 @ 6:00PM

Held at Lighted Acres Reception Hall, Hwy. 1

### PARCEL 1

#### WOODED, POTENTIAL BUILDING SITE, HUNTING & RECREATION

**LOCATED:** 14311 Thiele Road, south of Ferguson Rd., between Pleasant and Hamilton Rds.

This property is within minutes of downtown Fort Wayne, yet offers a Great Country Setting! Looking for a short drive to your own hunting property? This is it! 120' access off of Thiele Road back to property.

This property offers a potential off road "Private Building Site"! Hunt out your back door! There is also some hardwood timber potential on this parcel. Lots of Oaks and Beech trees! There are several downed trees from wind storm which offers great deer cover and plenty of firewood. Don't miss this opportunity to bid on your very own hunting refuge so close to town!

*Disclosure: This property is within a mile due east of a proposed "Confined Hog Feeding Operation".*

### PARCEL 2

#### GRASSLANDS, CREEK BOTTOM, HUNTING & RECREATION

**LOCATED:** 2700 Block of Hamilton Road, just west of Hwy. 1  
17.3 acres enrolled in lifetime watershed easement and 3.6 acres in CRP. Cannot be tilled or built upon!

Grasslands for pheasant and deer hunting! Great location for Dog Training site! The CRP payment is \$741 annually through 2022, nearly \$6,000 income! An excellent piece of property to get out of the city and relax! Plant trees for future cover and shade!



**Walk-over inspections permitted!**

**SELLERS:** Thiele Family and Trumbower  
**AUCTIONEER:** JERRY EHLE  
260-749-0445 • 866-340-0445

**866-340-0445**  
**SchraderFortWayne.com**



**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.