

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 39.6± 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 by virtue of the offering 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.

Pleasant Lake, IN



Pleasant Lake, IN



SCHRADER
Real Estate and Auction Company, Inc.

- 2007 Dairy Facility
- 2200 sq. ft. Country Home
- 25± Acres Tillable

39.6±
ACRES
OFFERED IN 1 TRACT



real estate
AUCTION
Wednesday, February 12 • 11 AM

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Drive, Columbia City, IN 46725

Auctioneer: Arden Schrader 260-244-7606

arden@schraderauction.com

#AC63001504

#AU01005815

#AU01050022

FEBRUARY 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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	



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39.6±

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AUCTION

ACRES
OFFERED IN 1 TRACT

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PROPERTY LOCATION: 6070 W 500 S, Pleasant Lake, IN.
From I-69 at Ashley, IN take SR 4 west 2 ½ miles to CR 600 W then north 3 miles to CR 500 S (CR 600 W makes a jog west on CR 700 S) at CR 500 S turn west to the property. From I-69 & US 20 take US 20 west 3 miles to CR 600 W then south 4 ¾ miles to the property.

Auction Held on Site

This property consists of 39.6± acres with approximately 25 tillable acres. The dairy facility was constructed in 2007. A 80' x 50' parlor building consists of a double 10 cow milking parlor, holding pen, office, utility room and break room. Two free stall barns 200' x 50' and 100' x 50' with 20' x 200' and 28' x 100' feed alleys. A 50' x 110' plus a 25' x 90' lean to building was also constructed to sell calves. This building provides possibility for alternative uses such as dry cow housing, and commodity or equipment storage. There is also a framed barn on the property. The turn of the century home includes, 2200± sq ft, 4 bedrooms, 1 ½ baths, spacious kitchen, and dining room.



39.6± acres

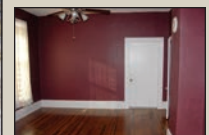
W 500 S

W 600 S



INVESTIGATE THIS GREAT INVESTMENT OPPORTUNITY!

Inspection Dates:
MONDAY, JANUARY 20TH
1-3 PM
and TUESDAY, JANUARY 21ST
2-4 PM



Owner:
Midwest Ag Finance Inc.

Auction Manager:
Arden Schrader



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