

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 tracts, and combination of the tracts. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.
DOWN PAYMENT: 10% down payment on all tracts 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 auction's site immediately following the close of the auction. All final bid prices are 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 a Warranty Deed(s).

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

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

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

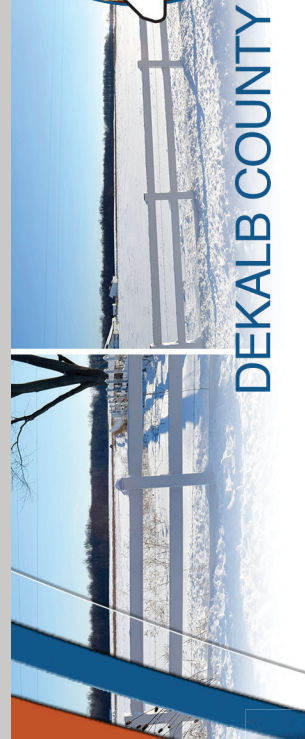
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. 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 property. 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.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and were not taken on the property.



DEKALB COUNTY



7009 N. River Road
 Fort Wayne, IN 46815
749-0445 • 866-340-0445

#AC63001504, #AU19300123

Auction Manager:
 Jerry Ehle



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SCHRADER CORPORATE OFFICES
 P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
 800-451-2709 • 260-244-7606 • SchraderAuction.com

SchraderFortWayne.com
EhleAuctions.com

DEKALB COUNTY



43 Acres

OFFERED IN 2 TRACTS

Land AUCTION

Monday, March 10 at 6:00 pm

held at Ben Graber Farm
 12929 Springfield Center Rd.
 Grabill, IN



ONLINE BIDDING AVAILABLE



43 Acres

DEKALB COUNTY

Land Auction

Monday, March 10 • 6 pm

Auction held at Ben Graber Farm,
12929 Springfield Center Road, Grabill, IN

4400 Block of County Road 68

Located 1/2 mile west of CR 45

TRACT 1 - 32 Acres, All Tillable! Great Farmstead Location! Over 400 feet of road frontage! Walk-out basement site, 22x64 pole building run-in shed. Soils mostly Blount silt loams and Pewamo silty clay.

TRACT 2 - 11 Acres, All Wooded! 25' Access Easement back to tract from CR 68. There is a domestic deer pen in the woods. Great Hunting and Recreation Tract!

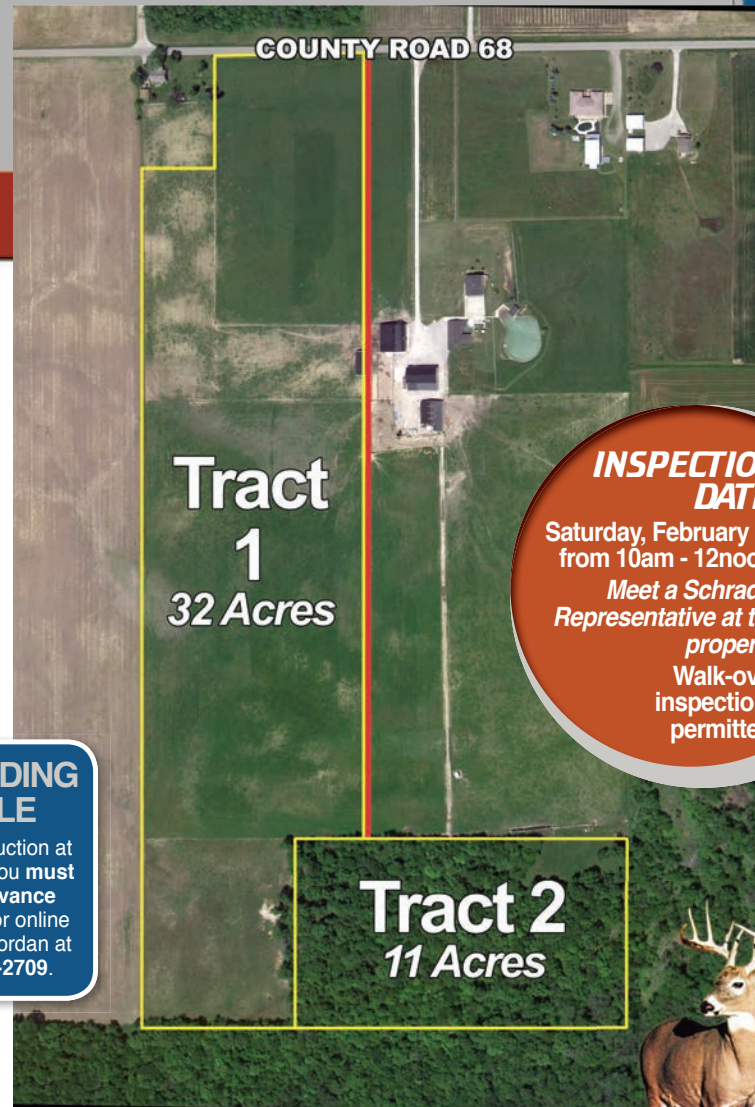
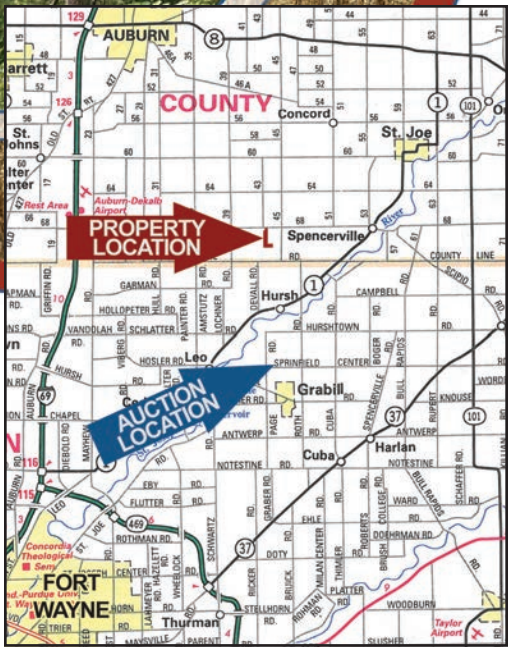
COMBINE BOTHS TRACTS FOR A COMPLETE 43 ACRE FARM & HUNTING & RECREATION SITE!

OWNER:
M & L Farms, LLC



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.



Tract 1
32 Acres

Tract 2
11 Acres

INSPECTION DATE:
Saturday, February 15 from 10am - 12noon.
Meet a Schrader Representative at the property. Walk-over inspections permitted!



AUCTIONEER:
Jerry Ehle



260-749-0445 • 866-340-0445
www.schraderfortwayne.com

