

STEBEN CO. IN
Steuben Twp.
East of Ashley
South of Angola

156.94[±]
acres
6 TRACTS

- TILLABLE LAND
- HOME
- POTENTIAL BUILDING SITES
- WOODS
- WILDLIFE, WATER FOWL
- HUNTING & RECREATION



ONLINE BIDDING
AVAILABLE

REAL ESTATE
AUCTION
THURSDAY, MAY 22 • 9 PM



THURSDAY, MAY 22 • 6 PM
AUCTION
REAL ESTATE

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Steuben County, IN, Steuben Twp. • East of Ashley, South of Angola

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SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709
AUCTION MANAGER: Gary Bailey
#AC63001504, #AU092000000

MAY 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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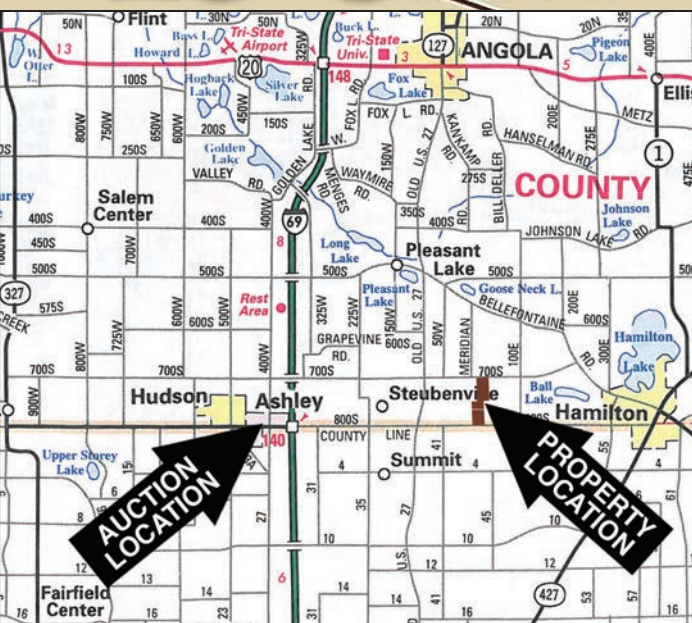
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REAL ESTATE

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THURSDAY, MAY 22
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STEUBEN CO. IN • STEUBEN TWP.



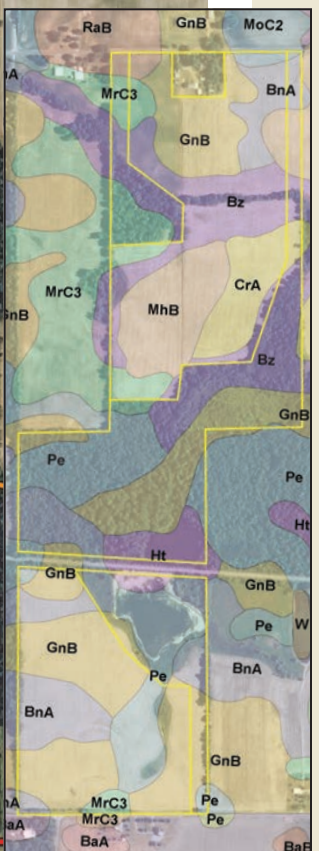
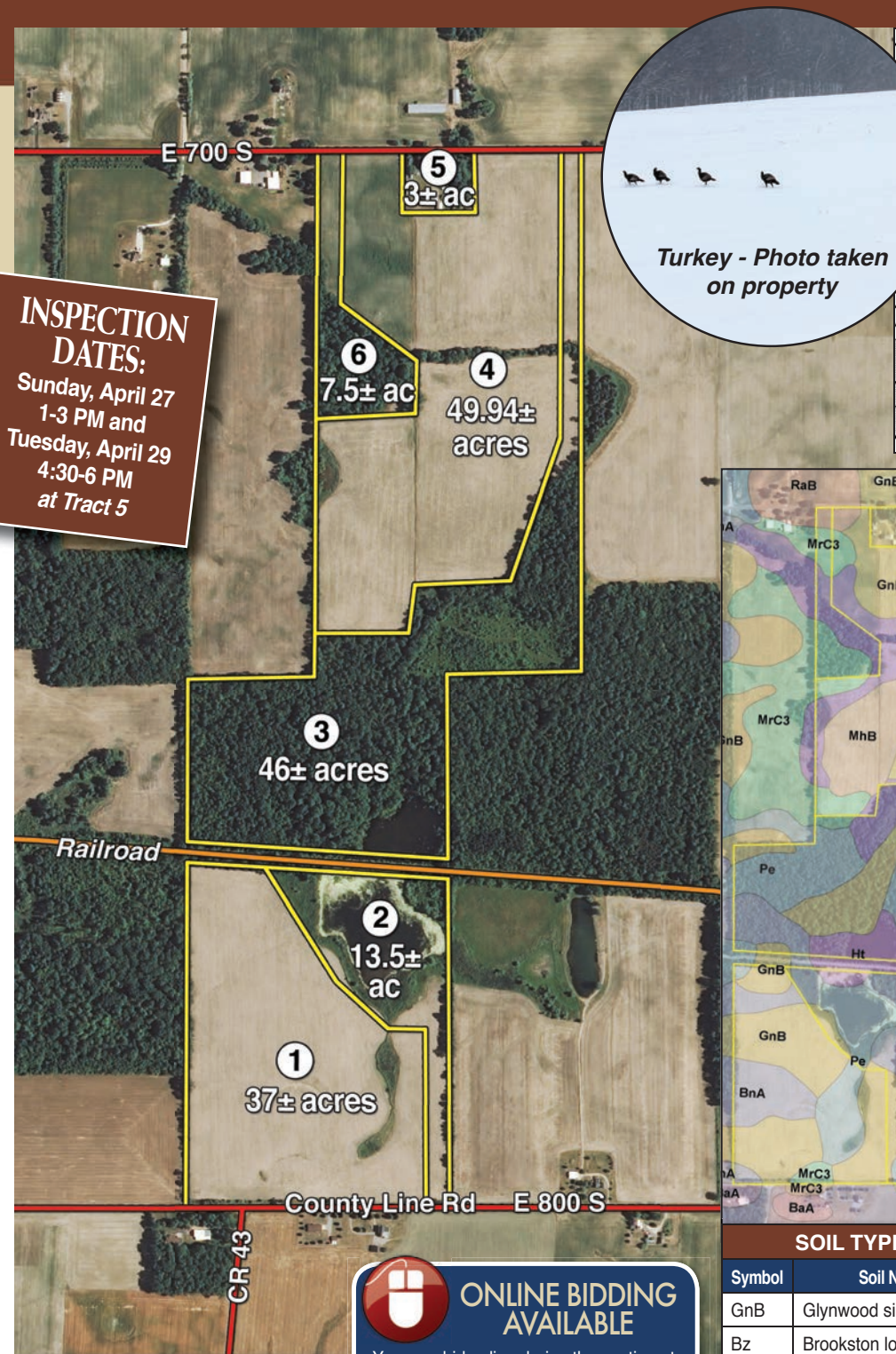
PROPERTY LOCATION:

255 E CR 700 S, Pleasant Lake, Indiana. For Tracts 1 & 2, at I-69 at Ashley on SR 4 (CR 800 S) turn east 3 1/2 miles to farm. For Tracts 3-6 at I-69 and SR 4 (CR 800 S) turn east 3 miles to CR 50 W turn north 1 mile to CR 700 S then turn east 1/2 mile.

AUCTION LOCATION:

At the Ashley Fire Station 101 S Union Street, Ashley, Indiana. From I-69 at Ashley turn west 1/2 mile on SR 4 (State Street) to Union Street then turn south.

INSPECTION DATES:
Sunday, April 27
1-3 PM and
Tuesday, April 29
4:30-6 PM
at Tract 5



SOIL TYPES	
Symbol	Soil Name
GnB	Glynwood silt loam
Bz	Brookston loam
Pe	Pewamo silty clay loam
BnA	Blount silt loam
MhB	Miami loam
Mrc3	Morley silty clay loam
CrA	Crosier loam
Ht	Houghton muck

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-6 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations of tracts during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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.

APPROVAL 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. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller pays 2014 taxes due in 2015. Buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

CASH RENT: Buyers of tillable land on Tracts 1 & 4 shall receive one half of the cash rent for the 2014 crop year.

SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if tracts 1 & 2, 3-6 or the entire farm is purchased by one Buyer. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres except any combination of tracts that include tract 5. Any survey costs shall be shared 50:50 between Buyer(s) and Seller.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**



TRACT INFORMATION

- TRACT #1: 37± Acres,** nearly all tillable, productive land or potential building site. Approximately 1200' of road frontage on CR 800S.
- TRACT #2: 13.5± Acres,** excellent for water fowl, and recreation and potential building site. 120' of road frontage on CR 800 S.
- TRACT #3: 46± Acres,** nearly all wooded. Beautiful, private parcel for hunters, water fowl or atv lovers. 100' of frontage on CR 700 S. Buyers of this tract are responsible for providing means of crossing the creek.
- TRACT # 4: 49.94± Acres,** mostly tillable, productive farm ground includes ditch crossing. Approximately 670' of frontage on CR 700 S.
- TRACT #5: 3± Acres** including 1 1/2 story project home with 4 or 5 bedrooms. Outbuildings include bank barn, detached garage, and other buildings for mini farm for horses, livestock or 4-H; or combine with Tract 1 and/or 3 for additional acreage. Approximately 260' of frontage on CR 700 S.
- TRACT #6: 7.5± Acres,** 2± acres tillable land and 5.5± acres wooded. An excellent potential building site. Perfect for the wildlife enthusiast or nature lover. 120' of road frontage on CR 700 S.

BID YOUR PRICE ON YOUR CHOICE OF TRACTS OR THE ENTIRE PROPERTY.

SALE MANAGER: Gary Bailey, 800-659-9759
gary@garybaileyauctions.com

OWNERS:
JERRY LOWER &
PRISCILLA THALLS

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.

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