

**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 4 tracts, and combination of the tracts. There will be open bidding on all tracts and combinations 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).

**EASEMENTS:** Buyer(s) shall sign a declaration of easement which will be recorded as Addendum B providing for drainage easement rights. A copy of the declaration of easement is available from auction office.

**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.

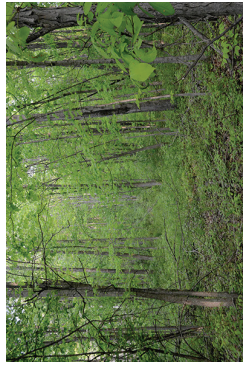
**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**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.**



Follow us on:

**35 Wooded Acres**  
 offered in 4 Tracts or Combination, from 7-10 Acre sites to larger combinations

- Private Wooded Building Sites
- Hunting & Recreation Land



7009 N. River Road, Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**  
 #AC63001504, #AU19300123

Auction Manager: Jerry Ehle

JUNE 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					



**SCHRADER CORPORATE OFFICES**  
 P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
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# AUCTION

Fort Wayne Local Area

## 35 Wooded Acres

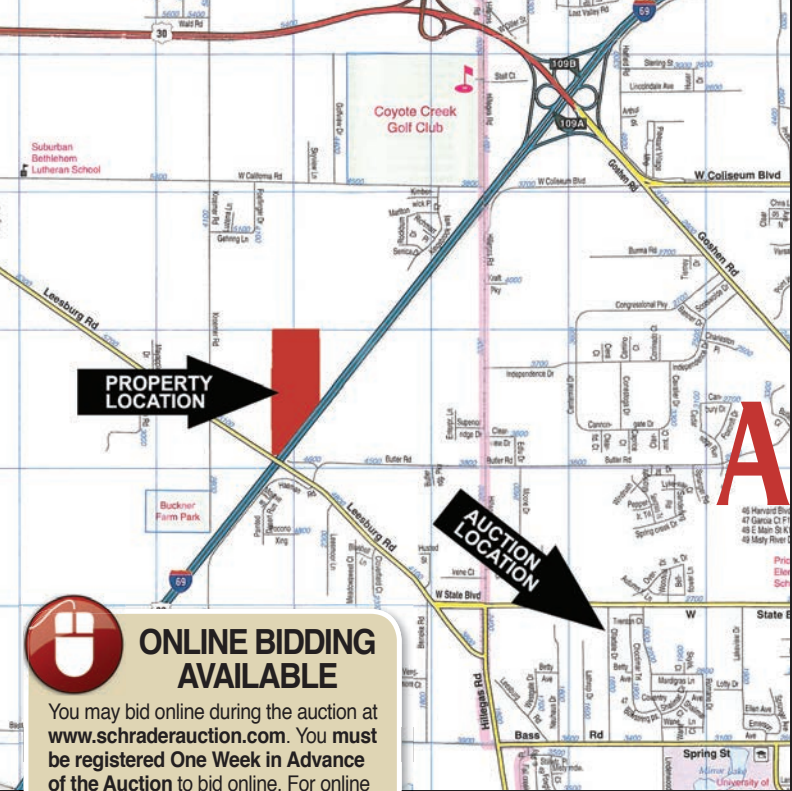
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ONLINE BIDDING AVAILABLE

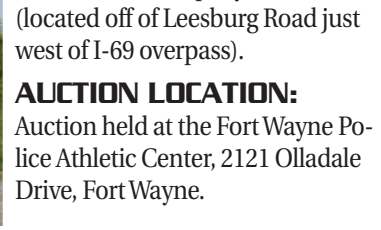


**Monday, June 30 • 6 PM**  
 held at the Fort Wayne Police Athletic Center, 2121 Olladale Dr.



**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.



Fort Wayne Local Area

# AUCTION

Monday, June 30

• 6 PM

# 35 Wooded Acres

Offered in 4 Tracts or Combination, from 7-10 Acre sites to larger combinations

- Private Wooded Building Sites
- Hunting & Recreation Land

**PROPERTY DESCRIPTION:**

**TRACT 1: 6.87± Acres**, mostly wooded, is 204 feet wide and runs back 1337 feet.

**TRACT 2: 8.12± Acres**, mostly wooded with a clearing in front. This tract is 205 feet wide and runs back 1600 feet.

**TRACT 3: 9.39± Acres**, mostly wooded with the clearing also in the front. This tract is 205 feet wide and runs back 2100 feet.

**TRACT 4: 10.67± Acres**, mostly wooded with clearing also in front. This Tract is 207 feet wide and runs back 2300 feet. This tract has approximately 1 acre of possible wetlands.

**AUCTIONEER'S NOTE:** *This is a rare find, so close to town, yet wooded country setting! These tracts provide potential private building sites, or great urban hunting and recreation lands. Craft your purchase to suit your needs. Bid on a single tract or make large combinations! Combine all 4 tracts for a 35 acre private refuge!!*

**SELLER: GENERATIONS, LLC**



AUCTION MANAGERS:  
JERRY EHLE & ZACH HINER



**260-749-0445 • 866-340-0445**  
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**PREVIEW:**  
Meet a Schrader Representative at the land on **SUNDAY, JUNE 8, 2-4PM.** Walk-over inspections permitted with office notification.