

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 tracts and any combination of the three tracts. There will be open bidding on all tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract, tract combinations and the total property may compete.

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 auction 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 owners title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

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

DEKALB COUNTY PLAN COMMISSION REVIEW: The tract divisions will be conveyed as "non-reviewed sell-offs" which have not been pre-approved by the Dekalb County Plan Commission. Each Buyer assumes all responsibility for (a) obtaining any building permit, septice pit or other permit or approval required to build on or otherwise develop the land; and (b) satisfying all requirements of the local planning and building authorities and board of health. Sellers and Auction Company make no promises or warranties as to the availability of any such permits or approvals and the Buyer's obligation to close is not contingent upon obtaining any such permits or approvals.

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

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by tract divisions in this auction. Any need for a new survey shall be determined to be necessary, except on Tract 1 and any combination with Tract 1.

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 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 inspection, investigations, inquiries, and due diligence concerning the property. The information in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Seller or the Auction Company. Conduct of 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 persons 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.



7009 N. River Road Fort Wayne, IN 46815

AUCTION MANAGER: JERRY EHLE

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CORPORATE HEADQUARTERS

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SchraderFortWayne.com

Auction

Monday, January 26 • 6:00 pm

ONLINE BIDDING AVAILABLE



DEKALB COUNTY • BUTLER, INDIANA

77 acres offered in 3 tracts

Productive Soils • Hunting & Recreation
Possible Building Sites!



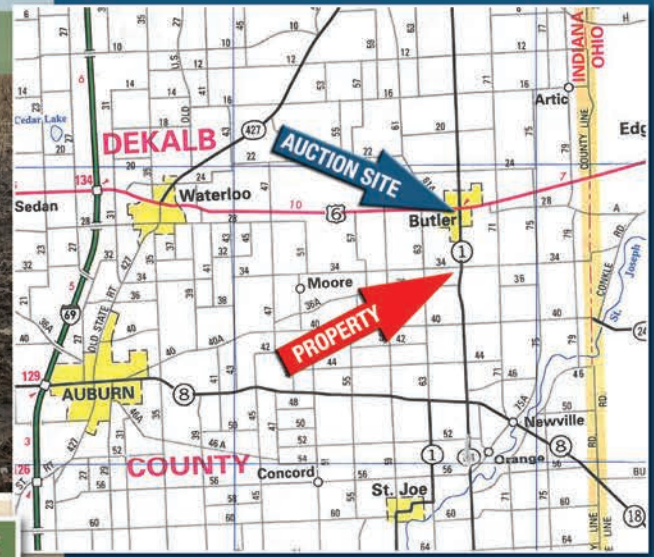
Land Auction

**DEKALB COUNTY
BUTLER, INDIANA**

**77
Acres**
offered in 3 tracts

*70 Tillable Acres • 7 Wooded Acres • Productive Soils
Hunting & Recreation • Possible Building Site!*

Monday, January 26 • 6:00 pm



AUCTION HELD AT BUTLER AMERICAN LEGION - 118 N. Broadway, Butler, Indiana

PROPERTY LOCATION: Southwest corner of Highway 1 and County Road 34, just 1 Mile South of Butler on Highway 1.

TRACT INFORMATION:

TRACT #1: 38.5± ACRES of mostly tillable acres. The terrain is rolling for possible estate sites. There is approximately 915 feet of road frontage along Highway 1. The soils are Blount silt loam with some Glynwood and Pewamo. There is a county drain on the southwest corner of this tract.

TRACT #2: 30± ACRES of mostly tillable acres. There is approximately 500 feet of road frontage along Highway 1 and 1400 feet along County Road 34. The soils are mostly Blount with some Glynwood.

TRACT #3: 8.5± ACRES of mostly woods with a 120 ft. access off of County Road 34. This parcel offers a vantage point over the farm for a scenic potential building site. This woods also is a big attraction for turkeys year round and is along a busy deer travel route from north to south! There are some maturing hardwoods on this tract.

There is an electric power easement that runs diagonally across this farm.

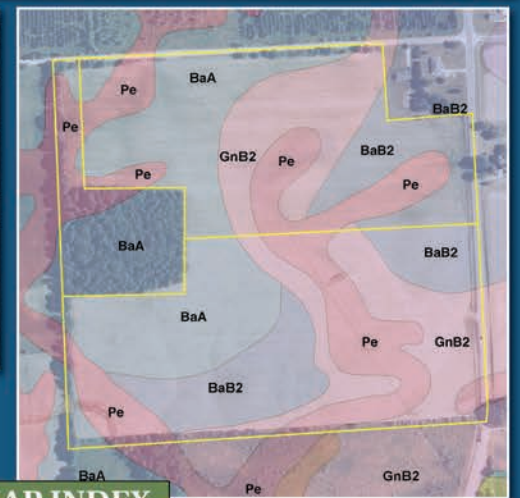
ANNUAL TAXES: \$1520

FSA INFORMATION: FARMLAND 73.39 ACRES • CROPLAND 67.37 ACRES

AUCTIONEER'S NOTE: *This farm offers a wide variety of uses and potential. Good productive soils! The terrain is easy to farm, yet offers some scenic roll to it for estate or mini farm sites. There is an abundance of road frontage for future uses and obviously close to town and schools! Plan now on attending this auction and bid on the tract or tracts that suits you!*



**WALKOVER INSPECTIONS
PERMITTED.
WEAR HUNTER ORANGE!!
Meet a Schrader
Representative on the Land
Monday, January 12th
4-6 PM!**



SOIL MAP INDEX

Code	Soil Description
BaA	Blount silt loam
Pe	Pewamo silty clay
GnB2	Glynwood loam
BaB2	Blount silt loam

SELLER:
Steven Newcomer
AUCTION MANAGER:
Jerry Ehle



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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