

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Property will be offered in 3 individual tracts, any combination of tracts and as a total unit as the dates and times as noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, 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 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.**

ACCEPTANCE OF BID PRICES: All successful Bidders will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

PLANNING APPROVAL: All tract divisions are subject to approval by the Steuben County Plan Commission.

DEED: Seller shall provide a Special Warranty Deed.

EVIDENCE OF TITLE: Seller shall provide an owner's title

insurance policy in the amount of the purchase price.

REAL ESTATE TAXES: Seller shall pay 2015 Taxes due and payable in 2016.

CLOSING: Closing shall take place 15 days after presentation of insurable title.

POSSESSION: At closing. Immediate possession available for hunting.

ACREAGE: All tract acreages, 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 new boundaries are created by the tract divisions in this auction. 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.

AGENCY: Schrader Real Estate and Auction and their representatives are the Auctioneers and exclusive agents of the Seller regarding the sale of the Property.

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. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE**

SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS IS, WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the Property is made by the Seller or Auctioneers, and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reverse the right to preclude any person from bidding if there is any question, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the Property, credentials, fitness, etc. All decisions of the Auctioneers are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the Property information.

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of the auction property.

AC63001504, AU09200182, AU11200038



950 N Liberty Dr, Columbia City, IN 46725
260.244.7606 or 800.451.2709

AUCTION MANAGER:
Roger Diehm 260.318.2770
auctions@schraderauction.com

OCTOBER 2015						
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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STEBUEN COUNTY, INDIANA - 12 MILES NORTHEAST OF ANGOLA • YORK TWP

REAL ESTATE AUCTION

56.7± acres
offered in 3 Tracts



RC-114

56.7± acres offered in 3 Tracts REAL ESTATE AUCTION

STEBUEN COUNTY, INDIANA - 12 MILES NORTHEAST OF ANGOLA • YORK TWP

**EXCELLENT TURKEY
and DEER HUNTING**



TUESDAY, OCTOBER 13 • 6PM

auction held in Angola at
American Legion Post 31





INSPECTIONS DATE:
OCTOBER 6 • 4-6pm
Meet a Schrader agent at Tract 1
 For private inspection contact
 Roger Diehm (260) 318-2770 (cell)

STEUBEN COUNTY, INDIANA - 12 MILES NORTHEAST OF ANGOLA • YORK TWP

56.7± acres offered in 3 Tracts
REAL ESTATE AUCTION

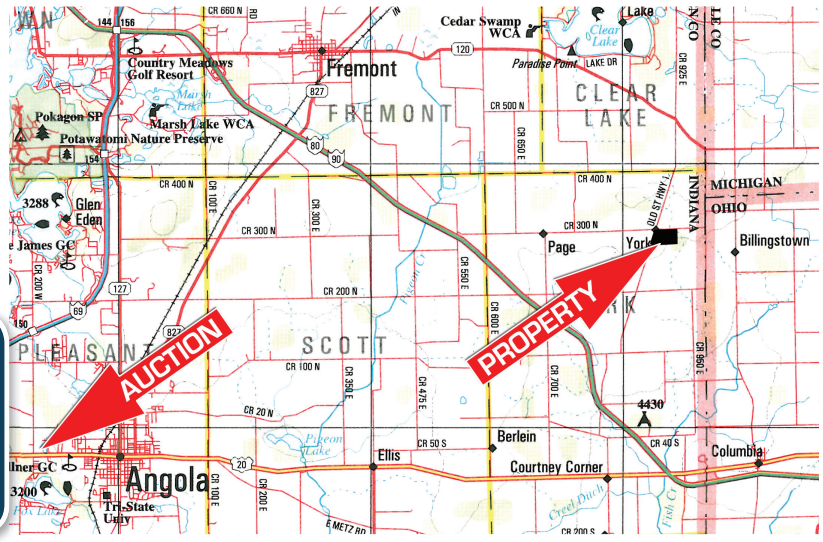
TRACT #1: 4± Acres. Potential building site with two existing buildings and shed. The cement block building is 26' x 32' x 8' eve. The pole barn is 26' x 30' x 10.5' eve. A new 4" well was drilled approximately 5 years ago. This tract has approx. 365' of frontage on Old Hwy. 1 and approx. 470' of frontage on CR 300 N. There is no septic on this tract.

TRACT #2: 40.5± Acres of bare land with approx. 815' of road frontage on Old Hwy. 1 and approx. 915' of frontage on CR 300 N. A legal open drain nearly divides this tract with 1/2 diagonally from the southwest to the northeast.

TRACT #3: 13.2± Acres of native hardwoods. Great for outdoor recreation, deer and turkey hunting, as well as future timber potential.

SELLER: Joe Pranger

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.



6PM • TUESDAY
OCTOBER 13

AUCTION HELD AT THE AMERICAN LEGION POST 31, 1730 MAUMEE, ANGOLA, IN



AUCTION MANAGER: Roger Diehm 260.318.2700 | 260.244.7606
800.451.2709 SCHRADERAUCTION.com