

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 2 tracts, and the 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:** \$2500 down payment on each tract or the combination, with the balance in 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. All final bid prices are subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title deed(s).

**DEED:** Seller shall provide a Personal Representatives 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 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.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials, fitness, etc. All decisions of the Auctioneer are final.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, and its representatives are exclusive agents of the Seller.

**REAL ESTATE TAXES:** The Real Estate taxes shall be prorated to the day of closing.

**POSSESSION:** Possession of building shall be on day of 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.

**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. A Perimeter survey for the entire 7 acres dated 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.

**TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**SCHRADER REAL ESTATE AND AUCTION of Fort Wayne, LLC**

709 N. River Road  
Fort Wayne, IN 46815  
260-749-0445 • 866-340-0445

Auction Manager: Mike Roy  
#AC63001504, #AUI19300123

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**NOVEMBER 2015**

Sun	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
	Mon	Tue	Wed	Thu	Fri	Sat																								

SchraderForWayne.com  
Ehlauctions.com

Monroeville, IN  
Between Woodburn & Monroeville



ONLINE BIDDING AVAILABLE



Thursday, November 12 @ 6 pm





*real estate*  
**AUCTION**  
*Thursday, November 12 @ 6 pm*  
**5127 Morgan Road, Monroeville, IN 46773**



*Auction Manager's Note:*  
 A Great scenic farmstead located on a paved road in eastern Allen County. Easy access to US 30 and I-469.  
 Or buy a wooded 3 acre lot and build your dream home.

**TRACT 1: HISTORICAL FARMHOUSE** with 2100 square foot living space! It includes 5 bedrooms, Large open rooms, Amazing woodwork throughout! Set upon a scenic wooded 4 acres!

The improvements includes:

- 54 x 72 POLE BARN-partial concreted with shop area
- 40 x 52 open pole barn
- 50 x 58 wood frame barn
- 3 additional outbuildings
- GRAIN BINS-2 Superior 18 x 17 modern grain bins with aeration fans, approximately 17,000 bu. capacity

*(Income potential from storage buildings and bins)*

**TRACT 2: A SCENIC 3 ACRE WOODED POTENTIAL BUILDING SITE.** Large mature trees. There is 200 feet of road frontage and the tract runs back 653 feet.

**SELLER: RANDALL J. GEIS ESTATE**

*Open House:*  
**WEDNESDAY**  
**OCTOBER 28 • 4-6 PM**  
 OR CALL FOR PRIVATE SHOWING!

 **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 Schrader Auction Co. - 800-451-2709.

**Auction Manager:**  
 Mike Roy

 **SCHRADER**  
 REAL ESTATE AND AUCTION  
*of Fort Wayne, LLC*

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