

TERMS & CONDITIONS

PRECEDENCE: The property will be offered in one 59.49 acre tract.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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. All final bid prices are subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owners' title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representatives' Deced.
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession will be at closing.
REAL ESTATE TAXES: Pro-rated to date of closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, inquiries and due diligence concerning the property by virtue of the offering of the property. No party shall be deemed at invoice expressed or implied, concerning the property is made by the Seller or the Auction Company. All

property for sale.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: There will be no survey due to recent survey.
AGENCY: Schradler Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTY: 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 inspections, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and 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 MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.

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Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Dr.
 Columbia City, IN 46725
 260-244-7606 • 800-451-2709
 e-mail: auctions@schraderauction.com
 AUCTION MANAGER: Ritter Cox,
 260-609-3306 (cell)
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MARCH 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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- Recreation Ground
- Lake Frontage
- Tillable Land

AUCTION
Auction held at the Wolf Lake Community Building

TUESDAY, MARCH 29 • 6:00 PM
 NOBLE CO., Noble Twp.

59.49 Acres

ONLINE BIDDING AVAILABLE

- Recreation Ground
- Lake Frontage
- Tillable Land

59.49 Acres
 NOBLE CO., Noble Twp.

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59.49 Acres

AUCTION

TUESDAY, MARCH 29
at 6:00 PM

Noble Twp.
NOBLE CO.
held at the Wolf Lake Community Bldg.



WALKOVER INSPECTIONS WELCOME

PROPERTY LOCATION: From intersection of St. Rd. 33 & St. Rd. 109 (Wolf Lake, IN) travel east on St. Rd. 33 approx. 2 tenths of a mile to Wolf Lake Rd. then travel north approx. 4 tenths of a mile, property on right.



59.49± acres



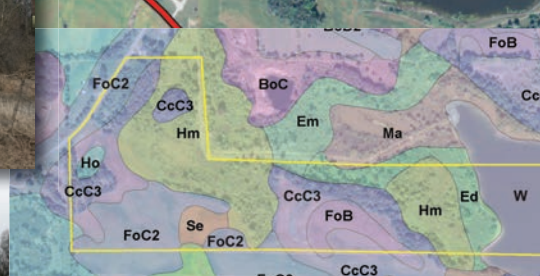
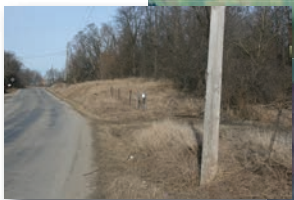
AUCTION LOCATION:
Center of Wolf Lake, IN on St. Rd. 33 at the

Wolf Lake Community Building.

PROPERTY CONSISTS OF 59.49 ACRES, excellent recreation potential, hunting, etc. Marl Lake frontage, property also has approx. 22 tillable acres for income, 2016 possession for spring planting. Investigate a property with income potential plus enjoyment.

BE PREPARED TO BID YOUR PRICE.

Property offered in 1 tract.



SOIL TYPES	
Code	Soil Name
Hm	Houghton muck
CoC3	Casco sandy clay loam
FoC2	Fox sandy loam
W	Water
Ed	Edwards muck
FoB	Fox sandy loam
Se	Sebewa loam, drained
Ho	Houghton muck, drained
Em	Edwards muck, drained
Ad	Adrian muck

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 Schradler Auction Company at 800-451-2709.

OWNER: WILLIAM GAGE ESTATE

AUCTION MANAGER: Ritter Cox, 260-609-3306 (cell)

