

TERMS & CONDITIONS:

BUYER'S PREMIUM: A buyer's premium of 5% will be added to the final bid price to determine the contract purchase price.

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts, or as a total unit. There will be open bidding on both tracts. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL 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.

DEED: Seller shall provide a Personal Representative deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after proof of merchantable title.

POSSESSION: at closing.

REAL ESTATE TAXES: Prorate to day of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has 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 solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY 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 being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and acceptance or rejection of the auction is the responsibility of the bidder.

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SCHRADER
Real Estate and Auction Company, Inc.

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AUCTION MANAGER:
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Roanoke • Huntington County, Indiana

Land Auction

- Productive Tillable Land
- Woods • Hunting and Recreation
- Frontage on Little River
- Investment Potential



offered in 2 tracts

26.74±
Acres

Wednesday
April 27
6:00pm

ONLINE BIDDING AVAILABLE

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Walk Over Inspections Welcome!
Call for Private Inspections.

PROPERTY LOCATION: On US 24 between CR 900N and Station Road.

AUCTION LOCATION: At the Cottage Event Center, on the east side of Roanoke on US 24. 9524 US 24 @ Locust Drive Roanoke, IN 46783.



TRACT INFORMATION:

TRACT 1: 7.74± ACRES. Nearly all tillable; small wooded area on the south side of CR 900 N. Approximately 150' of road frontage on US 24 and 560' on Station Road. High visibility from US 24, great investment opportunity.

TRACT 2: 19± ACRES. Approximately 14 productive tillable acres and 5 wooded acres with approximately 1600' of frontage on Little River great for hunting and fishing and approximately 350' of road frontage on Station Road. A new entrance is being constructed on CR 900 N.



Investors don't miss this opportunity!
Approximately 19 tillable acres.

Bid your price on either tract or on the entire Property!

OWNER: The Barbara Shirey Estate

SALE MANAGER: Gary Bailey 1-800-659-9759

Email: gary@GaryBaileyAuctions.com

www.GaryBaileyAuctions.com



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.

