

Auction Terms & Conditions

PROCEDURE: The property will be offered in 2 individual tracts and as a total 63-acre unit. There will be open bidding on tracts and the total property during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete.

DOWN PAYMENT: 10% Down payment on the day of auction for bare land tracts; 5% Down payment on the day of auction for the home tract or combination including the home. 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 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 insurance policy in the amount of the purchase

SCHRADER
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APRIL 2016						
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

63± Acres
ADAMS COUNTY, IN • Root Township
OFFERED IN 2 TRACTS



specification of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACRAGE: 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 not provide a new survey unless required to insure title. 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 any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

REAL ESTATE TAXES: Seller shall pay 2015 real estate taxes due in 2016.

POSSESSION: Possession will be at closing on bare land and 30 days after closing on home. Immediate possession for farming purposes is available with an additional 10% deposit (20% total).

DEED: Seller shall provide appropriate Deeds.

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 administered closing shall be shared 50:50 between Buyer(s) and Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of Seller. **DISCLAIMER & 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 inspections, investigations, inquiries, and due diligence 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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE**

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HELD AT RIVERSIDE CENTER
DECATUR, IN

AUCTION
MONDAY, APRIL 18 • 6PM

BEI HOLD ESTATE

- 3 Bedroom Country Home with Outbuildings
- 2016 Farm Rightsi
- Productive Tillable Land



ADAMS CO., IN
Root Township
5± miles North of Decatur
1.5± miles Southeast of Fort Wayne
20± miles West of Van Wert

63± Acres
OFFERED IN 2 TRACTS

ONLINE BIDDING AVAILABLE



63± Acres

AUCTION

MONDAY, APRIL 18 • 6PM

PROPERTY LOCATION:

9619 N 000 Road, Decatur, IN. From the intersection of US-27/Lafayette St. and CR 900N (2 miles north of Decatur) travel east on CR 900N 1 mile to CR 000. Turn north on CR 000 and travel ½ mile to the property.

AUCTION LOCATION:

Riverside Center, 231 E. Monroe St., Decatur, IN. On the east side of Decatur off of US 224.



Beautiful country setting close to Decatur with a nice set of buildings.

*In the **Schrader Method of Auction** you can bid on either tract or the whole property in the manner that fits your needs. Just a short drive to Decatur, Fort Wayne or Van Wert.*

TRACT DESCRIPTIONS:

TRACT 1: 3± Acres, 3-bedroom 1,620 sq. ft. country home. This is a great small family home or potential rental investment. Several outbuildings. Imagine the possibilities! Address: 9619 N 000 Rd., Decatur, IN

TRACT 2: 60± Acres tillable land. Nappanee, St. Clair and Pewamo Soils. Frontage on two roads.

Buyer has the right to farm in 2016! Immediate possession for farming purposes is available. Contact Auction Company for details.

SELLER: RACHEL BEIHOLD ESTATE
Janice Wright and Sharon Sale Co-Personal Representatives
Timothy E. Baker Attorney for the Estate

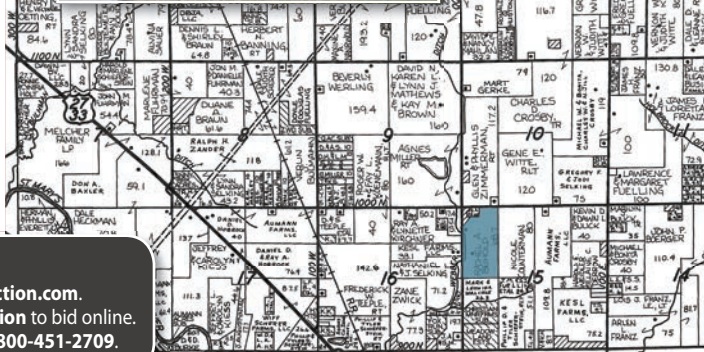
Auction Managers: Kevin Jordan 800-451-2709
Ritter Cox 260-609-3306

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www.SchraderAuction.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 Schrader Auction Co. at 800-451-2709.

5± miles North of Decatur
15± miles Southeast of Fort Wayne
20± miles West of Van Wert



INSPECTION DATES:

Wed., March 30, 4-6 pm
Sun., April 3, 1-3 pm
Day of auction, 3-4:30 pm
Meet a **Schrader Representative** and tour the home.



SOIL TYPES	
Code	Soil Name
Na	Nappanee silt loam
SaB2	St. Clair clay loam
Pm	Pewamo silty clay
GlpC2	Glynwood clay loam

