

TERMS AND CONDITIONS PROCEDURE:

The property will be offered as one complete tract.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Warranty Deed.

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

CLOSING: The targeted closing date will be approximately 30 days after the auction with balance of purchase price due. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to date of 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. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 75/25 between Buyer and Seller respectively. 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. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

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. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. 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 increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

75th ANNIVERSARY
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CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

7009 N. River Road, Fort Wayne, IN 46815

SALE MANAGER: Jerry Ehle

260-749-0445 | 866-340-0445

Jerry Ehle (Salesperson), SAL.2006001035

Rex D. Schrader II (Broker), BRK.2014002282

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VAN WERT COUNTY, OHIO
01151 St. Rd. 81, WILLSHIRE

AUGUST 2019						
SUN	MON	TUE	WED	THU	FRI	SAT
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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



real estate
AUCTION

real estate
AUCTION

3 Bedroom Tri-level Home
30 x 24 Pole Building
Mature trees
ALL "NEW" INTERIOR!!
New Carpet & Paint Throughout!
New Paneled Doors Throughout!
Much Updated amenities!



TUESDAY, AUGUST 6 • 6:00 PM

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AUCTION
HELD
ON SITE!

VAN WERT COUNTY, OHIO
01151 St. Rd. 81, WILLSHIRE



real estate AUCTION

VAN WERT COUNTY, OHIO

3 Bedroom Tri-level Home
30 x 24 Pole Building
Mature trees
ALL "NEW" INTERIOR!!
New Carpet & Paint Throughout!
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Much Updated amenities!

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**PROPERTY LOCATION: 01151 St. Rd. 81,
Willshire, Ohio**

PROPERTY DESCRIPTION:

MAIN LEVEL:

• Kitchen: 9' x 9' with new paint, new laminate flooring, new countertop, new double sink, new stove • Plus eat-in area: 10' x 10' with new flooring • Spacious Family Room: 13' 5" x 19' 6" with new carpet and paint

UPPER LEVEL:

• 3 Bedrooms: 14' x 9', 13' x 9' and 10' x 10'. All with new paint, new carpet, new doors and closet doors on double closets •

New updated full bath

LOWER LEVEL:

• Large 11' x 21' Daylight Family or Rec Room with new carpet, and new doors throughout! Bonus 11' x 13' Daylight Room, could be office, or den!

There is an exterior entrance way into this room!

• There is an additional ½ bath / Laundry room with soaking tub, new flooring, new vanity. The 2 car garage is finished with painted floor.

• There is a huge crawl space under the main level of the home for tons of storage!

• The 30' x 24' Pole barn is gravel floor with sliding doors.

**AUCTION
HELD
ON SITE!**

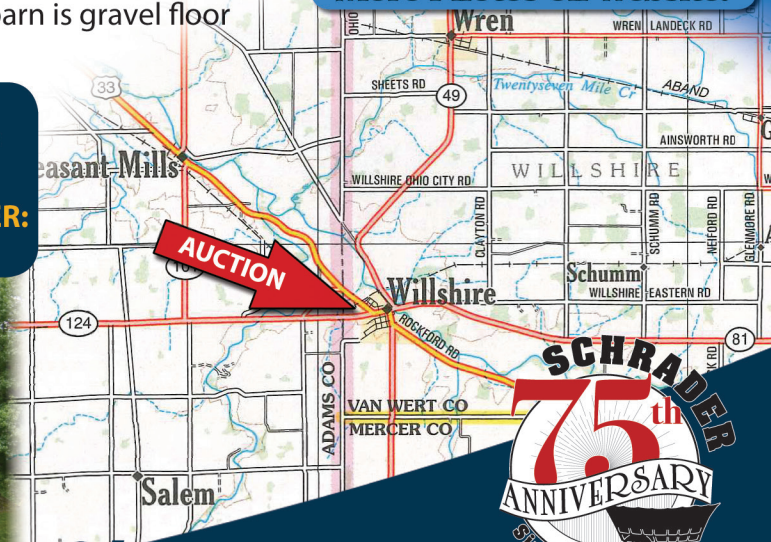


Preview:
Wednesday, July 10 • 5-7pm
Sunday, July 21 • 1-3pm

More Photos on Website!

SELLER:
**Farmer's Grain &
Ag/Buchan**

AUCTION MANAGER:
Jerry Ehle



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