tion as the person's credentials, fitness, etc. any person from bidding if there is any que Selling Agents reserve the right to preclu discretion of the Auctioneer. The Sellers a increments of bidding are at the direction a Auction Company. Conduct of the auction a or omissions is assumed by the Sellers or t relying on it. No liability for its accuracy, erro brochure is subject to verification by all parti property. The information contained in tl inquiries, and due diligence concerning t own independent inspections, investigation or the auction company. Each potential bi der is responsible for conducting his or h concerning the property is made by the sel

OWNER NOT RESPONSIBLE FOR ACCIDENT YNA9MOD NOITOUA MENTS MADE. ED MATERIAL OR ANY OTHER ORAL STAT THE SALE TAKE PRECEDENCE OVER PRIN NAY ANNOUNCEMENTS MADE THE DAY decisions of the Auctioneer are final.

> and have been estimated based on current le-ACREAGE: All boundaries are approximate

> SURVEY: Survey(s) will be done where new gal descriptions.

> of the mineral rights owned by the Seller. AGENCY: Schrader Real Estate and Auction MINERAL RIGHTS: The sale shall include 100% es between advertised and surveyed acreages. prices will be adjusted to reflect any differencwill receive a perimeter survey only. Closing survey expense 50:50. Combination purchases in this auction. Buyer(s) and Seller will share boundaries are created by the tract divisions

> on "AS IS, WHERE IS" basis, and no warranty chase Agreement. The property is being sold the Terms and Conditions outlined in the Purchure and all related materials are subject to TIES: All information contained in this bro-DISCLAIMER AND ABSENCE OF WARRANclusive agents of the seller. Company, Inc. and its representatives are ex-

> > credit at closing. DEED: Seller(s) shall provide a Personal Repre-

place on or before October 15th, 2021. chase price is due at closing, which will take CLOSING: The balance of the real estate pursentative's Deed.

POSSESSION: Possession will be delivered at

woodland will be conveyed at closing. CROP RIGHTS! Possession of the buildings and remove the 2021 crop. Buyer to receive 2022 closing subject to the right of the tenant to

at closing any projected recoupment as calculated by the Indiana DNR. pliance with this program, the seller will credit new tracts are created resulting in non-comshall be assumed by the Buyer(s). Only where (resulting in lower property taxes). All obligations of the landowner under this program DNR Classified Forest and Wildlands Program LAND: 33± acres are enrolled in the Indiana CLASSIFIED FOREST AND WILDLIFE REFUGE

to pay taxes for the 2021 calendar year due REAL ESTATE TAXES / ASSESSMENTS: Seller

> uring the auction as determined by the Aucpen bidding on all tracts and combinations r as the total 104± acre unit. There will be individual tracts, any combination of tracts, ROCEDURES: The property will be offered in

ENNO & LUACEDANE

heck, personal check or corporate check. Your sy be made in the form of cash, cashier's nce in cash at closing. The down payment rent on the day of the auction with the bal-OWNPAYMENT: Real Estate 10% down pay-

os 'gnionari nodu la conditional upon financing, so

nal bid prices are subject to the Seller's accephase agreement at the auction site immeditely following the close of the auction. All idder(s) will be required to enter into a purnd are capable of paying cash at closing. CCEPTANCE OF BID PRICES: Successful e sure you have arranged financing, if needed

wners title insurance policy in the amount of VIDENCE OF TITLE: Seller's shall provide an



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Fountain City, IN

WAYNE COUNTY

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1070-696-592

Andy Walther,

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

AC63001504, AU19400167

ested gotd A24 #53,63 (w zlio2 yfileug) o Monday, August 30th • 6 PM

and established driveway Picturesque Barns with electric, well, 2022 Grop rights to the Buyer

teares in the Indiana Classified Forest 5 miles Mortheast of Fountian City, IM

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margord fefideH stilbliW bns

eleared pribling leitnetog (4) Abundant Wildlife, extensive Whitetail pressure

