

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 74± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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 Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s). **CLOSING:** The targeted closing date will be approximately 45 days after the auction.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes prorated from day of closing and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, 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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and conditions outlined in the Purchase Agreement and all related materials are subject to the terms and conditions of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: Schradder Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

AGENCY: Schradder Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

SURVEY: Corners will be marked. The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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 the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

MADE: The Seller and Selling Agents reserve the right to the direction and discretion of the Auctioneer. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent diligence concerning the property. The information contained in this brochure is subject to the accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. All decisions of the Auctioneer are final. **THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS.**



SCHRADDER

Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
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74.15± acres

Real Estate AUCTION

Steuben Co. • Pleasant Twp.

OFFERED IN 4 TRACTS

AUCTION MANAGER:

Robert Mishler,
260-336-9750
robert@schradderauction.com

AC63001504, AU08701553
NMA INDIANA AUCTION ASSOCIATION

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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	31

OCTOBER 2021



74.15± acres

Real Estate AUCTION

OFFERED IN 4 TRACTS

Steuben County • Pleasant Twp.

- County living close to school and town
- Potential building sites close to Angola High School and the city of Angola
- Approximately 70± acres Tillable Acres
- Hunting and Recreational Ground



800-451-2709 • SchradderAuction.com

Monday, October 4 • 6:00 pm

74.15± acres

OFFERED IN
4 TRACTS

Real Estate AUCTION

Monday, October 4 • 6:00pm

PROPERTY LOCATION: Located 1/4 mile north of US 20 on 100 E, Angola, Indiana.

AUCTION LOCATION: Lions Club Commercial Building on the Steuben County Fair Grounds.

TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES mostly tillable with some wooded wetland with frontage on CR 100 E.

TRACT 2: 20± ACRES mostly tillable with some wooded wetlands in the back of the property. With frontage on CR 100 E.

TRACT 3: 20± ACRES mostly tillable with a small amount of wetlands in the rear of the property. With frontage on CR 100 E.

TRACT 4: 14.15± ACRES all tillable land with frontage on CR 100 E.

Inspection Dates:

Saturday, Sept. 4 • 10am-1pm | Monday, Sept. 13 • 4-6pm

Wednesday, Sept. 22 • 4-6pm



Steuben County • Pleasant Twp.



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. - 800-451-2709.



SELLER: Holman Trust

AUCTION MANAGER: Robert Mishler, 260-336-9750



Don't miss your chance to purchase 14± to 20± acre building sites!
Close to the city of Angola and Angola High School with wildlife and recreational area or enough acres for your mini farm!

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