

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 tracts, any combination of tracts & as a total unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. 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, & 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's site immediately following the close of the auction. Seller reserves the right to reject any & all bids.

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

**DEED:** Seller shall provide Personal Representative Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession shall be at closing, immediately following the closing.

Buyer may begin hunting activities prior to closing in accordance with the terms & conditions of the Addendum for Pre-Closing Hunting Privileges provided at auction. For pre-closing hunting privileges, Buyer must deliver the signed Addendum, an additional 10% earnest money deposit (for a total of 20%), & proof of insurance.

**REAL ESTATE TAXES:** The Seller shall pay all 2022 Real Estate Taxes due & payable in 2023. Buyer(s) shall pay all thereafter. Buyer shall pay any ditch assessments due & payable in 2023.

**ACREAGE:** All tract acreage, dimensions & proposed boundaries are approximate & have 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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**CLASSIFIED WILDLIFE PROGRAM:** The acreage is enrolled in Classified Wildlife Habitat. Buyer(s) shall assume seller position including benefits & responsibilities of these programs & shall execute any requested paperwork to implement. Any withdrawal from the program must be done at the cost of the Buyer(s). No tract

with less than 10 wooded acres can remain in program.

**STOCK PHOTOGRAPHY:** A deer & turkey photo are used for illustrative purposes only & were not taken on the auction property.

**AGENCY:** Schrader Real Estate & Auction Co. Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

# Attention Hunters & Outdoor Enthusiasts!

## LAGRANGE COUNTY HUNTING PROPERTY AUCTION

• Woods, Marsh, Water, Wildlife & Grasses! • Walnuts & Hardwoods! • Great Deer & Turkey Hunting Property!!!!



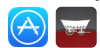
**AUCTION MANAGER:** Jerry Ehle • 260.410.1996

#AC63001504, #AU19300123

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**Corporate Headquarters:**

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SchraderAuction.com • SchraderFortWayne.com

### Tuesday, October 25 • 6pm

Held at American Legion Post 423 - Orland, IN

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# 122.5± acres

Offered in 5 Tracts or  
Combinations!



ONLINE BIDDING AVAILABLE

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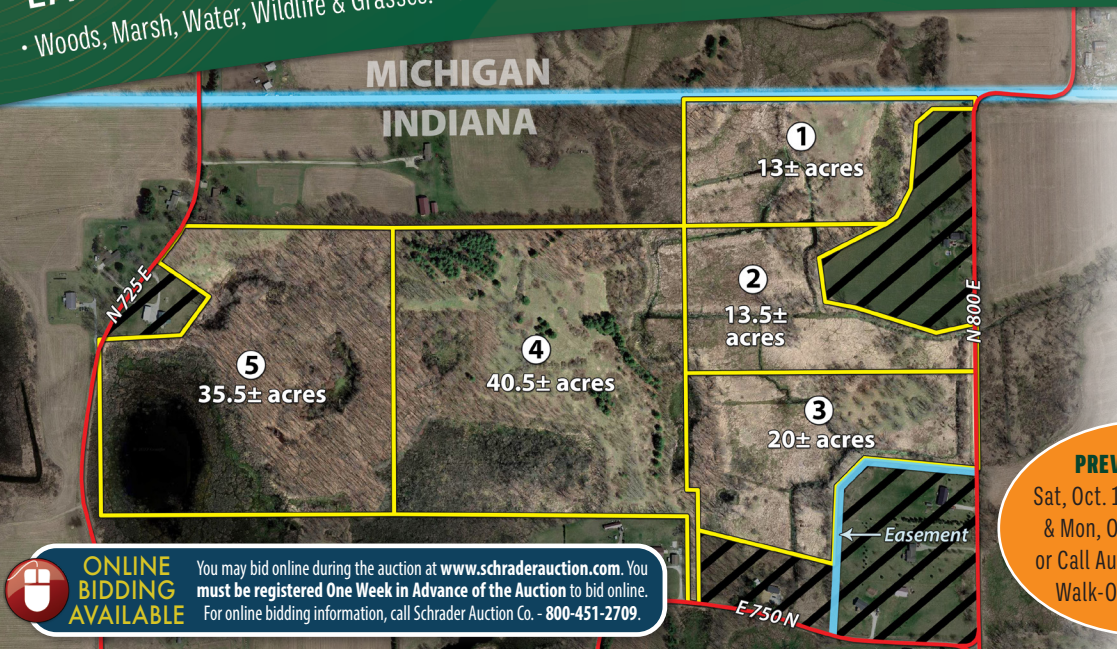
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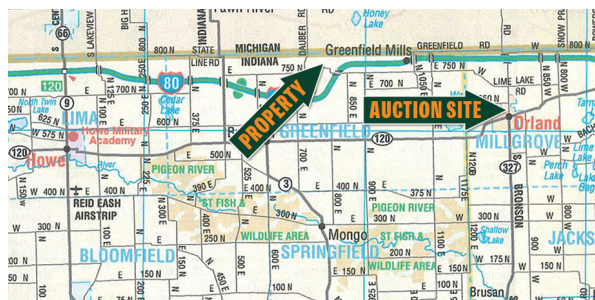
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You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

### PREVIEW DATES:

Sat, Oct. 1 from 10am-12pm  
& Mon, Oct. 3 from 5-7pm  
or Call Auction Manager for Walk-Over Permission!



**AUCTION LOCATION:** American Legion Post 423, 6215 N SR 327, Orland, IN

**PROPERTY LOCATION:** 7800 Block of E 750 N, Howe, IN  
Take US 20 West off SR 3, (1½ mi.) or East of Howe, Hwy 9 (7 mi.) to N 475 E. Then go north on 475 E 5 mi. & cross over Toll Road to E 750 N. Go east 5 mi. to property. From Orland, go north on 327 to W 700 N & follow west to E 750 N then go several mi. to property.

**AUCTIONEER'S NOTE:** This property has been owned & by Dr. John Crawford for over 10 years. Dr. Crawford was a bow-hunting enthusiast & took pride in this very private & secluded hunting property! It boasts trophy bucks, with a mix of pines, hardwoods & some walnut groves. Plenty of water & marsh for the duck hunting enthusiast & also great habitat for wild turkeys!! The entire property is enrolled in Classified Wildlife Habitat Program. This entitles the property owner to a maximum of \$1.00 per acre Real Estate Tax.

**TRACT 1 - 13± ACRES:** There is a 50' owned access off of N 800 E. Walk down to the grasses then the tract rises up to higher elevation. The tract has a water way running through it for great deer habitat.

**TRACT 2 - 13.5± ACRES:** This tract has access off N 800 E, with approximately 200' of road frontage. This tract has a water way along the edge then rises up towards the back & feeds into Tract 4. Lots of grasses & spots for glassing the property.

**TRACT 3 - 20± ACRES:** This tract has nearly 500' of access off of N 800 E. There is also a 30' access easement off of 750 N. This tract offers some sandy high ground for walnut growth & possible camp or building site.

*Combine Tracts 1, 2, & 3 to control the east portion of this property.*

**TRACT 4 - 40± ACRES:** There is a 25' owned access off of E 750 N. This tract is the prime spot within the property!!! From hardwoods, to pines, to walnuts, there is everything to offer here. A two track trail that follows through this tract making a great traffic way to hunt. There is a 6x6 "Shadow Hunter" blind in the center that goes with the property. The terrain creates a bowl for overlook hunting into marsh & underbrush.

**TRACT 5 - 35.5± ACRES:** There is access off of 725 E onto this tract. This Tract is for the duck hunting enthusiasts. A large swamp & marsh makes up part of this property, with hardwoods along the north edge of it.

*Combine Tracts 4 & 5 for a nearly 80± acre hunting refuge!!*

**SELLER:** Marcia Crawford, Personal Representative | **AUCTION MANAGER:** Jerry Ehle • 260.410.1996



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