

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 45± acre 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. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the 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, & 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. The terms of this agreement & any addendum are non-negotiable.

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(s) deed.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before OCTOBER 15TH, 2026.

POSSESSION: Buyer(s) shall receive possession at closing subject to tenant's 2026 crop rights.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

FARMING RIGHTS: Farming rights & crops belong to the farmer for 2026 & seller is to retain the cash rent for 2026 crops.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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.

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

SURVEY: 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 & 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.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & 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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, & 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. Conduct of the auction & increments of bidding are at the direction & 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.**

Wednesday, September 9 • 6pm

Held at the American Legion Post 31 - Angola, IN

45[±] acres

Offered in
3 Tracts

AUCTION MANAGERS:

Justin Grant Griffin • 260.223.5861
#AU12500017, #RB20000785

& Reid Yoder • 260.402.0895
#AU12200015, #RB24002082

 ONLINE BIDDING AVAILABLE



260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

Steuben County Home & Land Auction

Schrader Real Estate & Auction of Fort Wayne, LLC | Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #LC20700176, #AC63001504

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Offered in
3 Tracts

- Home with Pasture
- Prime Building Sites
- Tillable Land
- Woods for Hunting

 ONLINE BIDDING AVAILABLE



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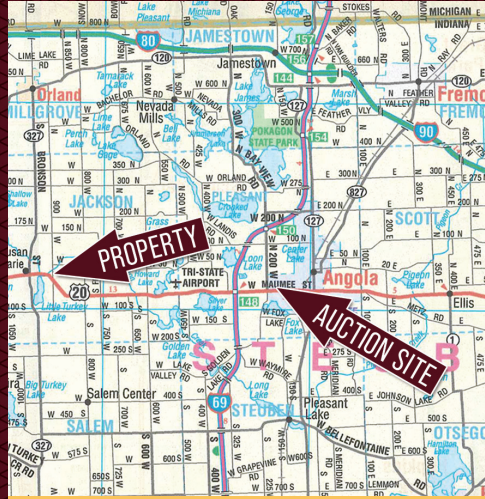
Steuben County Home & Land Auction



Wednesday, September 9 · 6pm

Held at the American Legion Post 31 - Angola, IN

45[±] acres
Offered in
3 Tracts



AUCTION LOCATION: American Legion Post 31,
1760 W Maumee St, Angola, IN 46703
FARM LOCATION: 200 N 900 W, Angola, IN 46703
(Jackson Township)



SELLER: Estate of Richard Holiday

AUCTION MANAGERS:

Justin Griffin · 260.223.5861

& Reid Yoder · 260.402.0895

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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www.SchraderFortWayne.com

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Steuben County Home & Land Auction



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.

INSPECTION DATES: Tue, Sep. 1 · 6-7pm,
Thu, Sep. 3 · 6-7pm & Sat, Sep. 5 · 10-11am

TRACT 1 - 3[±] ACRES: This 3-bedroom home outside Angola sits on a spacious lot with mature trees & open pasture. The exterior features a metal roof, vinyl siding, a concrete front porch, & a handicap-accessible ramp in back. Inside, the open-concept kitchen & dining area (approx. 22'x15') includes built-in China cabinets, a peninsula, & a built-in desk, while the living room (approx. 12'x23') offers plenty of natural light through two large picture windows & Andersen crank-out windows. The large primary bedroom (approx. 21'x11') has tandem closets & three crank-out windows. The basement adds additional living space with a kitchenette, a living area with a built-in bookcase, & a utility/storage room with laundry hookups. Outbuildings include a 30'x40' three-car garage, two barns with electricity & loft storage, a lean-to, a small silo, & an old well house — offering plenty of room for storage, hobbies, or equipment.

TRACT 2 - 21[±] ACRES: This tract is suited with one of everything you're looking for. A wonderful mix use of woodlands & agricultural farmland with road frontage off N 900 W offers an excellent location just off HWY 20. This could be a perfect potential building site & homestead just outside of Angola with quick access to HWY 20 & 327. This would make a nice setting with Pigeon Creek just to the front of the property. If its nature you are looking for this tract has plenty of it. The options are endless for this tract & waiting for you to bring your vision.

TRACT 3 - 21[±] ACRES: Looking at a place to build with seclusion & nature? A wonderful mix use of woodlands & agricultural farmland with road frontage off W 50 N offers an excellent location just off HWY 20. This could be a perfect potential building site & homestead just outside of Angola with quick access to HWY 20 & 327. This would make a nice setting with Pigeon Creek making a statement on this property. If its nature you are looking for this tract has plenty of it. The options are endless for this tract & waiting for you to bring your vision.

