

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1 & 2 will be offered in individual tracts, or as a total unit. There will be open bidding on both tracts. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection. **DEED:** Seller shall provide a trustees deed.

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

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: at closing or with an additional 10% down for immediate possession.

REAL ESTATE TAXES: Pro-rate to day 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 or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. Closing prices shall not 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: The sale of the property is subject to any and all easements of record.

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. 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, inquires, 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 any 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 persons 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



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

AUCTION MANAGER:
Robert Mishler • 260-336-9750
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SEPTEMBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
			7	8	9	10
4	5	6		15	16	17
11	12	13	14	22	23	24
18	19	20	21	28	29	30
25	26	27				



www.schraderauction.com
800-451-2709

STEUBEN COUNTY • PLEASANT TOWNSHIP LAND AUCTION



STEUBEN COUNTY • PLEASANT TOWNSHIP LAND AUCTION

**40.9±
acres
IN TWO TRACTS**



- LOTS OF WILDLIFE
- HUNTING & FISHING
- RECREATIONAL PROPERTY

WEDNESDAY, SEPTEMBER 28 @ 6PM

AUCTION SITE: BUELL TRUCKING LLC, 180 W 300 N, ANGOLA, IN 46703



STEUBEN COUNTY • PLEASANT TOWNSHIP LAND AUCTION

WEDNESDAY, SEPTEMBER 28 @ 6PM

40.9[±]
acres
IN TWO TRACTS

PROPERTY LOCATION:

Property address: 3446 N. State Rd 127 Angola, IN 46703
Located 2.5 miles north of Angola, IN on ST RD 127

AUCTION SITE LOCATION:

Buell Trucking LLC: 180 W 300 N Angola, IN 46703

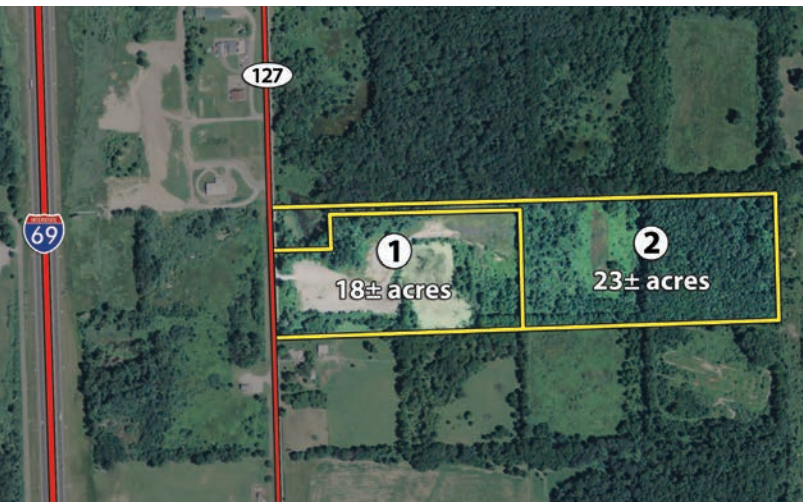
- HUNTING
- FISHING
- WOODS
- DON'T MISS THIS OPPORTUNITY TO OWN THIS UNIQUE PARCEL. WITH ABUNDANT WILDLIFE, IT WOULD BE GREAT FOR HUNTERS

TRACT DESCRIPTIONS

Tract 1: 18[±] acres. Great site to build your home. Property has a 2.5 acre pond with some woods on the property. Property would be great to hunt both deer and turkey. Frontage on St Rd 127.

Tract 2: 23[±] acres. Nearly all wooded with area cleared for food plots, 50' drive to St RD 127.

Inspection Dates: Saturday Sept. 10, from 12:00 to 2:00pm or Thursday Sept. 22, from 4:00 to 6:00pm -
Meet a Schrader Auction Representative on site



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



OWNER: NIBLOCK EXCAVATING
Auction Manager: Robert Mishler • 260-336-9750
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SCHRADER
Real Estate and Auction Company, Inc.

www.schraderauction.com
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