

## AUCTION TERMS & PROCEDURES:

**PROCEDURES:** The property will be offered in 19± Acre tract.

**DOWNPAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; cashiers 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:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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

**DEED:** Sellers shall provide a Trustee's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy est. by December 1, 2016.

**POSSESSION:** Possession 30 days after closing.

**REAL ESTATE TAXES:** Prorated to day of closing. 2016 taxes were approximately \$3125.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between

advertised and surveyed acreage's.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights and timber owned by the Seller.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "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, inquiries, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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 decision of the Auctioneer is final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**



**SCHRADER**  
Real Estate and Auction Company, Inc.

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**CENTERVILLE OFFICE:**  
300 N. Morton Ave., Centerville, IN 47330  
**Auction Managers:**  
Mark Smithson, 765-744-1846  
Steve Slonaker, 765-855-2045  
#AC63001504, #AU10100108, #AU19300120

**OCTOBER 2016**

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					

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18<sup>±</sup>

ACRES

OFFERED IN 1 TRACT

*between Noblesville & Sheridan, IN*

PERFECT SIZE FOR YOUR HOBBY FARM WITH GREAT ACCESS TO NOBLESVILLE



Between Noblesville & Sheridan, IN  
Near intersection of Hwy. 31 and Hwy 38  
Sheridan Schools

18<sup>±</sup>

ACRES

OFFERED IN 1 TRACT

*Perfect size for your Hobby Farm  
with great access to Noblesville!*

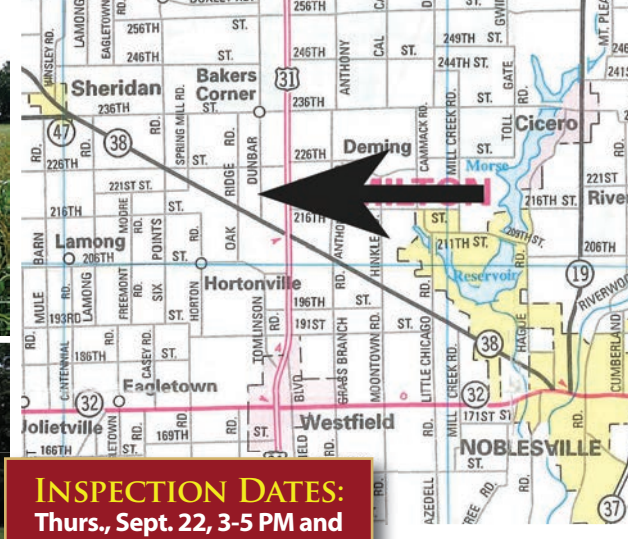
**ONLINE BIDDING AVAILABLE**

**EXCELLENT LOCATION JUST OFF OF SR 38 / HWY. 31**  
**ATTRACTIVE 2 STORY, 6 BEDROOM, 3 BATH COUNTRY HOME**  
**2 BARNs AND GARAGE**

**AUCTION**

**Thursday, October 13**  
**at 6:00 PM**





**INSPECTION DATES:**  
Thurs., Sept. 22, 3-5 PM and  
Sat., Sept. 24, 9-11 AM

# AUCTION 18<sup>±</sup> ACRES between Noblesville & Sheridan Indiana

**Thursday, October 13 • 6:00 PM**

*Auction Held On Site.*

**PROPERTY LOCATION:**  
21712 DUNBAR RD.,  
SHERIDAN, IN

**From Noblesville:** From the inter-section of SR 32 and SR 38 on the northwest edge of Noblesville, travel northwest on SR 38 approximately 6 miles to Dunbar Road, then north approximately ½ mile to the property. Section 12, Township 19N, Range 3E, Adams Township, Hamilton County.

**SELLER:** Sarah Jane Waitt Trust  
Sarah Jane Waitt, Trustee

**Sale Managers:** Mark Smithson,  
765-744-1846, & Steve Slonaker

### TRACT DESCRIPTIONS:

**TRACT 1: 18<sup>±</sup> acres.** Attractive 6 Bedroom, 3½ Bath Country Home with 3016 sq. ft. Detached 4 car garage and other outbuildings including nice fabric Quonset hut. About 9<sup>±</sup> acres tillable with balance wooded and scattered mature trees throughout the yard area. About 800 feet of frontage along Dunbar Road. A well-cared for property presenting an outstanding opportunity! *Sheridan Schools.*



**ONLINE BIDDING AVAILABLE**

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.** For information, call Schrader Auction Company.



*Perfect size for your Hobby Farm  
with great access to Noblesville!*

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