

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered at public oral auction. All tracts are eligible for combinations.

**DOWN PAYMENT:** 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, 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:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

**EVIDENCE OF TITLE:** Seller shall provide

an owner's title insurance policy in the amount of the purchase price.

**DEED:** Warranty 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) and Seller.

**POSSESSION:** At Closing.

**REAL ESTATE TAXES:**

Buyer will assume and pay all taxes due November 2017 and thereafter. 2015/16 taxes were approx. \$2109.

**SURVEY:** A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**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 & Auction Co. of Fort Wayne, LLC., 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is

responsible for conduct of his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the discretion of the Auctioneer. The Seller 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 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:**

Mark Smithson - 765-744-1846

#AC63001504, #AU10100108

**800-451-2709 / 260-244-7606**

#AC63001504, #AU19300123

OCTOBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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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REAL ESTATE

**AUCTION**

WEDNESDAY, OCTOBER 19 AT 6:00 PM

AUCTION LOCATION: Lynn Lions Club, 2334 E 790 S, Lynn, IN

REAL ESTATE

**AUCTION**

Wednesday, October 19 at 6:00 PM



**47<sup>±</sup> ACRES**

IN TWO TRACTS

- ▶ Quality Farmland with US 36 Frontage
- ▶ Productive Patton and Crosby Soils
- ▶ 8 miles south of Winchester
- ▶ 4.5 miles west of Lynn
- ▶ Great Income Producing Farm
- ▶ 2017 Crop Rights to Buyer

LYNN, IN • WASHINGTON TOWNSHIP • RANDOLPH COUNTY

AUCTION LOCATION: Lynn Lions Club 2334 E 790 S, Lynn, IN

# REAL ESTATE AUCTION **47±** ACRES

WEDNESDAY, OCTOBER 19 AT 6:00 PM • RANDOLPH COUNTY, IN

## PROPERTY LOCATION

**Section 36, Township 19N, Range 13E, Washington Township, Randolph County**

**From Lynn:** Part of Section 36 of Washington Township, Randolph County, IN with frontage on US 36. From the intersection of US 36 and US 27 on the north edge Lynn, IN travel west 4½ miles to the property on the north side of the road.

## FARM FEATURES

- Quality Farmland with US 36 Frontage
- Productive Patton and Crosby Soils
- 8 miles south of Winchester
- 4.5 miles west of Lynn
- Great Income Producing Farm
- 2017 Crop Rights to Buyer

**INSPECTION DATES:**  
10/1: 9-11am,  
10/6: 9-10am

## AUCTION LOCATION

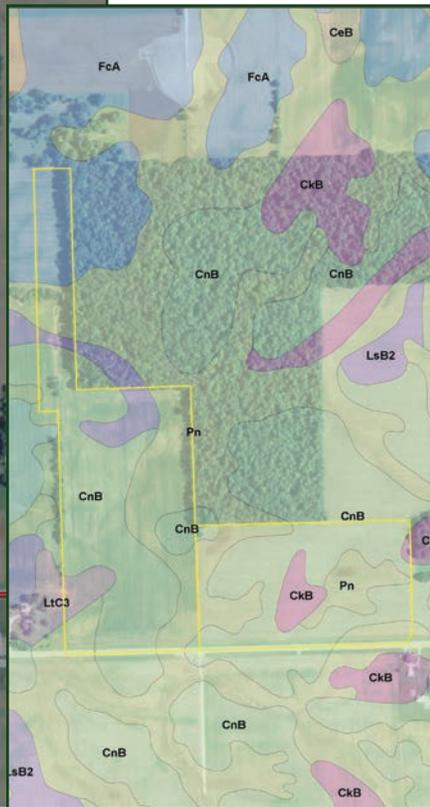
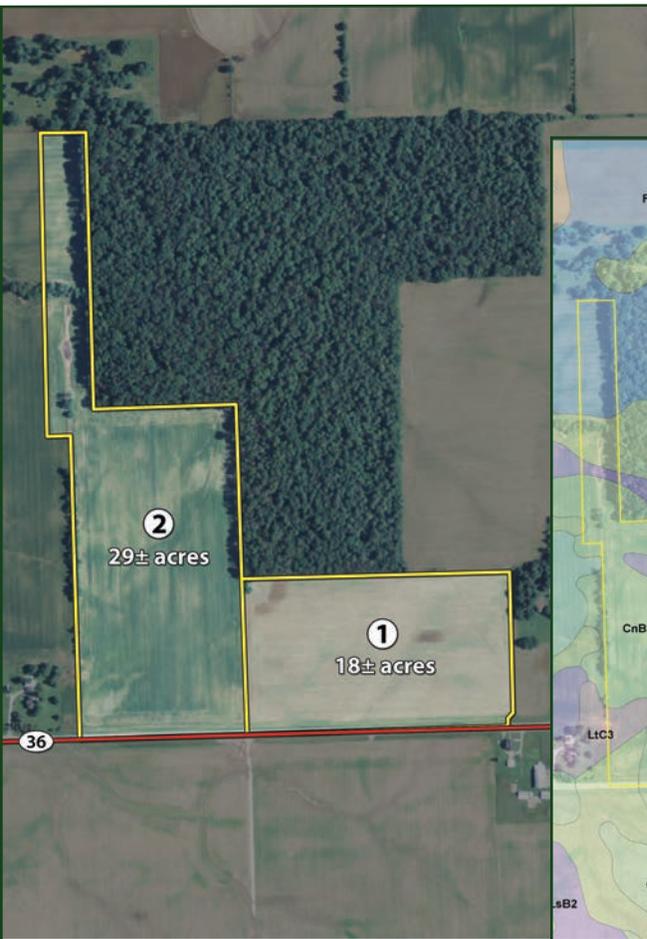
**Lynn Lions Club, 2334 E 790 S, Lynn, IN:** From the intersection of US 36 and US 27 on the north edge Lynn, travel east on US 36 approximately ½ mile to the first drive to the south and follow SW to Lions Club. Or from the 4 way stop in Lynn travel east on Church St., then north on Industries Blvd. to the first right (CR 790S), then east to the first left, then north to the Lions Club.



## TRACT DESCRIPTIONS

**Tract 1: 18± acres:** All tillable with about 1,140 feet of frontage along US 36. Good productive ground and a nice tract to add to your operation. Mostly Patton and Crosby soils.

**Tract 2: 29± acres:** Nearly all tillable with mostly Patton and Crosbys. Great add on tract or perfect to combine with tract 1. Approximately 730 feet of frontage along US 36.



**Call or Visit our Website for brochure & more pictures!**

**Seller: Dennis Kolp and Joe Kolp**  
Sale Manager: Mark Smithson -  
765-744-1846 • mark@schraderauction.com

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

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