

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in two individual tracts or combination of two tracts as a whole.

DOWN PAYMENT: 10% down payment on the day of 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 and bank approval.

DEED: Seller to provide personal representative deed.

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

CLOSING: Closing shall take place 30 days after proof of merchantable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Buyer will assume taxes due spring of 2018

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller and 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 and sufficient for providing title insurance.

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. 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, 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 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 an 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 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
800-451-2709 / 260-244-7606
Auction Managers:
Ritter Cox – 260-609-3306

| June 2017 | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|
| 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 | |

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Whitley County Etna Troy Township
LAND AUCTION

Whitley County Etna Troy Township
SCHRADER LAND AUCTION

Monday, June 12 at 6:00pm
Auction Location: _____
Van Buren Banquet Hall, Columbia City, IN

58 ± • Tillable Land
acres • Hunting
in 2 tracts • Possible building sites

Whitley County

Etna Troy Township

LAND AUCTION



58[±] acres in 2 tracts

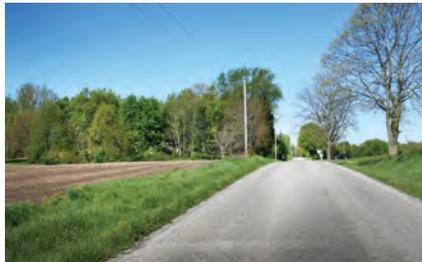
• Tillable Land • Hunting • Possible Building Sites

Monday, June 12 at 6:00pm

Van Buren Banquet Hall,
Columbia City, IN

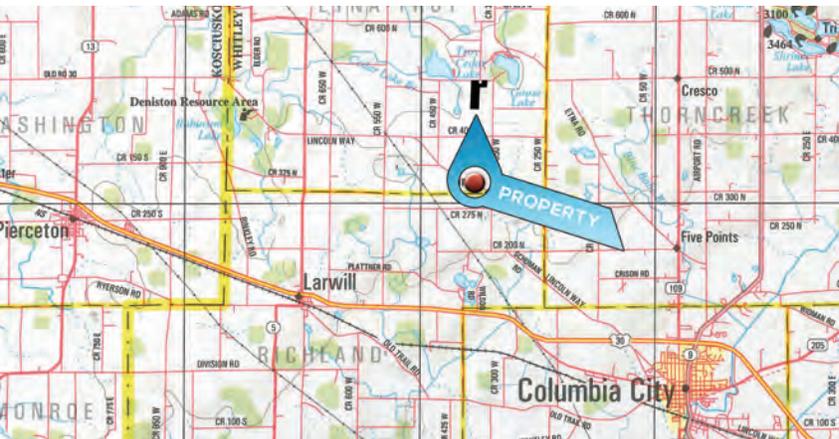
PROPERTY LOCATION From the intersection of US 30 and Lincoln Hwy (located on the west edge of Columbia City, IN.), travel northwest on Lincoln Hwy approx. 4 miles to 350 W then north right approx. 2 miles to 500 N, then west (left) 1/10 mile to property.

AUCTION LOCATION Van Buren Banquet Hall, west side of Columbia City, IN. Address: 301 W. Van Buren St., Columbia City, IN 46725



TRACT 1: 49.25[±] acres with approx. 31.85[±] productive tillable acres. Income for 2017 crop year. Balance of land wooded with some open grass areas. Soils include Pewano, Rawson, Houghton muck, with a variety of other mixed soils. Chance to buy productive tillable land with good hunting and recreation opportunities.

TRACT 2: 8.91[±] acres all tillable income for 2017 crop year. Mainly Pewamo, Rawson, Blout soils, very level land, investigate for large building site with frontage on 500 N or combine with Tract 1 for 58[±] acre farm with 40[±] tillable acres.



Walk over inspections welcome • *Owner:* Mary A Bangert Estate • *Sale Manager:* Ritter Cox



Don't miss your chance to bid your price! Cell: 260-609-3306

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