

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 45± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

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

DEED: Seller shall provide Warranty or applicable Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2019 and thereafter.

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

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have 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 this auction. 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. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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. Conduct of the auction and increments of bidding are at the direction and 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:

Arden Schrader, 260-229-2442

AC63001504, AU01050022



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SchraderAuction.com

OCTOBER 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	31				

Land Auction 45± acres 2 TRACTS

WHITLEY COUNTY, IN

WHITLEY COUNTY, IN

Land Auction 45± acres 2 TRACTS

- Wooded Recreational Land
- Productive Tillable Land
- Beautiful Building Sites



ONLINE BIDDING AVAILABLE

Thursday, October 12 • 6 pm



Land Auction

45[±] acres

2 TRACTS

Thursday, October 12 at 6:00 p.m.

WOODED RECREATIONAL LAND
PRODUCTIVE TILLABLE LAND
BEAUTIFUL BUILDING SITES

PROPERTY LOCATION: From the intersection of US 30 and SR 205 at Columbia City, IN take SR 205 northeast approximately 3-1/2 miles to the property.

AUCTION LOCATION: The Van Buren, 301 W. Van Buren Street, Columbia City, IN.

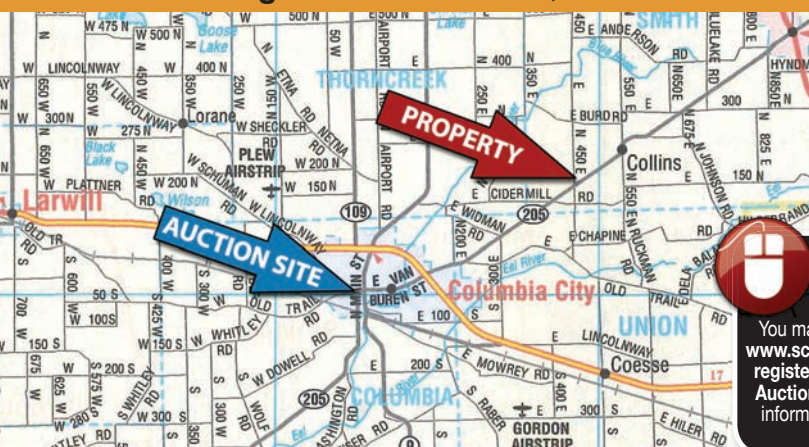
TRACT DESCRIPTIONS:

TRACT #1: 25[±] ACRES with frontage on SR 205 and CR 450E. Mostly open tillable land with small wooded area and a wooded border created by Tract #2. Beautiful possible building site for your country estate.

TRACT #2: 20[±] ACRES with frontage on CR 450E. Great mix of open tillable land and wooded recreational land. Combine with Tract #1 for 45[±] acre estate with endless possibilities.

Owner: H.O. Fairchild & Sons, Inc.

Auction Manager: Arden Schrader; 260-229-2442

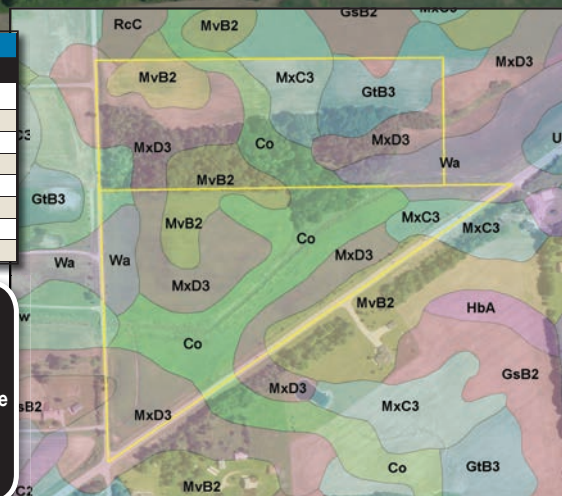


SOIL MAP LEGEND

Code	Soil Description
MxD3	Morley clay loam
Co	Coesse silty clay loam
MvB2	Morley loam
Wa	Wallkill silty clay loam
MxC3	Morley clay loam
GtB3	Glynwood clay loam
Pw	Pewamo silty clay loam
GsB2	Glynwood loam

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.



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