

LAND AUCTION 24.6[±] Acres

Whitley County, IN

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
AUCTION MANAGER: RITTER COX
 260-609-3306
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DECEMBER 2017

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Whitley County, IN LAND AUCTION 24.6[±] Acres

Union Township

offered as 1 tract

THURSDAY, DECEMBER 7TH • 6PM

Auction held at The Van Buren, 301 W. Van Buren St., Columbia City, IN
 800-451-2709 • ScharderAuction.com • Online Bidding Available

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Walk Over Inspections
Welcome or Call Sale Manager
for Private Inspections!

PROPERTY LOCATION: From US 30 & SR 205, east side of Columbia City, Indiana, travel northeast approx. 1 mile on SR 205 to Old Trail Road, then east (right) approx. 2 miles to property on left.

A lot of frontage on Old Trail and Chapine Roads.

AUCTION SITE: The Van Buren, 301 W. Van Buren St., Columbia City, IN.

PROPERTY DESCRIPTION: 24.06± ACRES

18 acres of tillable grass land. CRP contract expired in 2017. Investigate for possible organic farming or investigate for possible elevated building with great view. Property also offers approx. 6.5± acres of heavily wooded land for recreation or timber income. Wooded land is separated by small ditch for privacy. Don't miss your chance to buy very diverse property with possible building sites with room to roam.



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.

OWNERS: Alan J. & Catherine E. Harkins • **SALE MANAGER:** Ritter Cox, 260-609-3306

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AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as a total 24.6± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: 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 Seller's 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 Deed.

CLOSING: The balance of the real estate purchase price

is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller(s).

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

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 has 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 acreages, dimensions, and proposed

boundaries are approximate and have been estimated based on current legal description 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 war-

ranty 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.