

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 4± acre unit.
DOWN PAYMENT: 5% down payment on the day of auction. The down payment may be made in the form of 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 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 Sellers acceptance or rejection.

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

DEED: Seller shall provide Warranty or Applicable Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before June 18, 2018.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated 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 Bidders 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: A new survey has been ordered for the property and will be available at the auction. The survey costs shall be shared equally (50:50) between Buyer and Seller. The purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

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 persons 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.

PERSONAL PROPERTY TERMS: Cash or check w/proper ID. Credit Card with 4% convenience fee. Not Responsible for Accidents.

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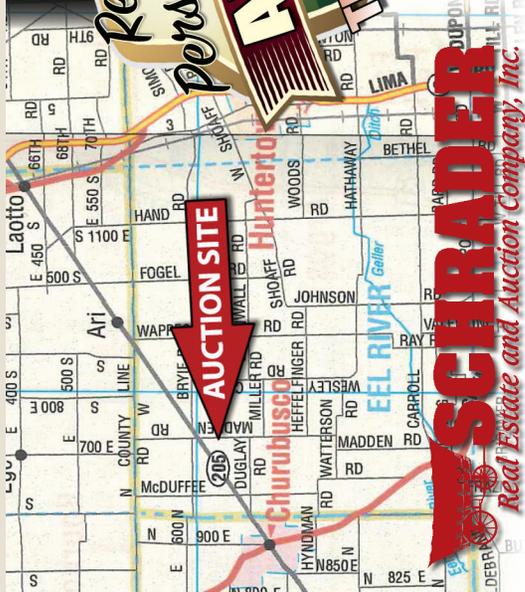



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Allen Co., Indiana
 17217 Madden Rd, Churubusco, IN 46723

Real Estate & Personal Property
AUCTION
 THURSDAY, MAY 17



SCHRADER
 Real Estate and Auction Company, Inc.

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800-451-2709

4± acres
 Allen Co., Indiana
 17217 Madden Rd, Churubusco, IN 46723
 • 2 Bed, 1 Bath Home
 • 28' x 34' detached garage • 30' x 42' barn
 • Great Location! • Northwest Allen County Schools



Real Estate & Personal Property
AUCTION



- Truck • Trailer
- Tractor • Mowers
- Furniture • Appliances
- Misc Items

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Real Estate • 4:00 pm
Personal Property • 4:30 pm
THURSDAY, MAY 17



THURSDAY, MAY 17

Real Estate & Personal Property AUCTION

4± acres

REAL ESTATE • 4:00 PM

- 2 Bed, 1 Bath Home
- 28' x 34' detached garage
- 30' x 42' barn
- Great Location!

• Northwest Allen County Schools

PROPERTY DESCRIPTION: This 4± acre country setting includes a 1052 sq. ft., 2 bed, 1 bath home on a full basement which offers unlimited potential! The 28'x34' detached garage and 30'x42' barn with 31'x30' lean-to offers room for storage, hobbies, and much more. The property's concrete driveway allows for low maintenance and a clean fresh look. This property has all the country appeal, while still having the convenience of being minutes from Churubusco and Fort Wayne, within Northwest Allen County Schools!

PROPERTY LOCATION: 17217 Madden Road, Churubusco, IN 46723

DIRECTIONS: From Intersection of SR 205 & US 33 in Churubusco, travel northeast on SR 205 approximately 2.25 mi. to Madden Rd. Turn south on Madden Rd. and travel approximately 0.3 mi. to the property on the west side of the road. **AUCTION LOCATION:** Held on Site



4± Acres

Open House/Inspection Dates:

Tuesday, April 24th • 4 - 6 pm
Thursday, May 3rd • 4 - 6 pm

PERSONAL PROPERTY • 4:30 PM

- 2002 Dodge Ram 2500 Cummins Diesel, 4x4, extended cab, power windows, power locks, tow & camper package, Curt gooseneck hitch, Tono cover, 48,814 miles
- 2002 Alum-Line Horse Trailer, 3 horse slant, tack room, dressing room, 3 saddle racks
- Kubota B2400 Tractor, 4wd, ag tires, 1,017 hrs.
- Imco 5' rotary mower
- Scag Freedom Z 48" commercial mower, 18 hp Kawasaki motor
- Pittsburg 300lb mower/ATV high lift
- Oak Table, 4 chairs, 1 leaf
- Phillips 48" Plasma TV
- 5 draw dresser • 6 draw dresser
- 7 draw dresser w/shelves
- Bed head board
- Maytag Fridge/Freezer, icemaker
- GE glass top stove
- Amana upright deep freeze
- GE Washer, top load, high capacity
- 3 draw yellow dresser
- Assorted canning jars
- 2 dehumidifiers, 1 Gold Star, 1 LG
- Patio Table, 4 chairs and bench seat
- Parker "Hurricane" Leaf Blower, 6.5 hp Briggs & Stratton
- Craftsman 18" tiller, walk behind, rear tine, 208 cc Craftsman engine
- Suncast garden tote
- Coleman 4-person dome tent/assorted camping gear
- Craftsman 26" snow blower, electric start, EZ Steer
- 2 horse saddles
- 75± bales grass hay



SELLER: Jo Ellen Buffalino

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See Website for More Photos Online!