

**TERMS & CONDITIONS**

**PROCEDURE:** This property will be offered in 3 individual tracts & as a total 170± acres, subject to "swing" tract limitations. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**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 Seller's acceptance or rejection.

**DOWN PAYMENT:** 10% down payment on the day of 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, & are capable of paying cash at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy

in the amount of the purchase price.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Prorated to the day of closing.

**ACREAGE:** All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on aerial photos & the current legal description.

**SURVEY:** The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) & Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres except on Tract 1, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms &

conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**STOCK PHOTOGRAPHY:** Some photos are for illustrative purposes only & were not taken on the auction property.

REAL ESTATE AUCTION



**171.1± Acres**  
Offered in 3 Tracts or Combinations



**DECEMBER 12 • 6PM | HUNTINGTON, IN**

Auction Manager: Ritter Cox • 260.609.3306  
AC63001504, AU08600254

DECEMBER	Sun	Mon	Tue	Wed	Thur	Fri	Sat
	1	2	3	4	5	6	7
	8	9	10	11	<b>12</b>	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
	29	30	31				

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Corporate Headquarters:

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800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

Huntington County, Indiana  
Excellent Location  
Abundance of Harvestable Timber  
Recreation Potential  
3 Bedroom Home

**171.1± Acres**  
Offered in 3 Tracts or Combinations

**THURSDAY, DECEMBER 12 • 6PM**

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

ONLINE BIDDING AVAILABLE



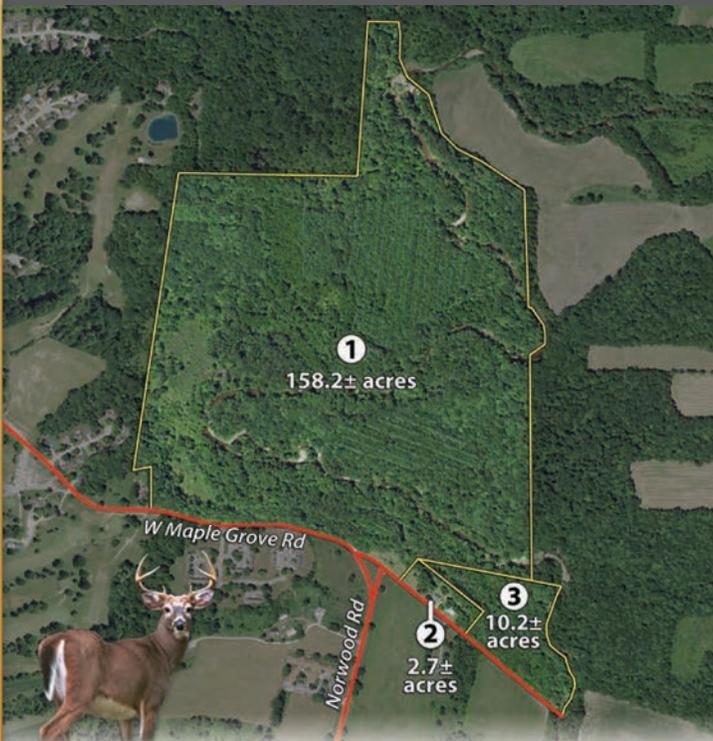
# 171.1± Acres

Offered in 3 Tracts or Combinations



**AUCTION LOCATION:** Historic Forks of the Wabash • 3011 W. Park Drive, Huntington, IN 46750 • Just west of the Intersection of St. Rd. 9 & US 24

**PROPERTY LOCATION:** From intersection St. Rd. 9 & US 24, travel west approx. 1.4 miles to Norwood Rd., then north (right) approx. 4/10 of a mile to Maple Grove Rd., then east (right). Property will be on left.



**AUCTIONEERS NOTE:** Excellent chance to purchase real estate with excellent immediate income potential. Future income potential also or for recreation. Own your own dream nature preserve. Forest are in Forest Reserve or Wildlife Habitat. Forest has had planned plantings of trees for future harvest. Over 12,000 planted in 1981. Please attend an open house to view this tremendous opportunity or call for private showing.

**INSPECTION DATES:** Sunday, Nov. 24 • 1-3pm, Friday, Nov. 29 • 1-3pm & Sunday, Dec. 1 • 1-3pm

**TRACT 1: 158.2± WOODED ACRES.** Tract has abundance of harvestable timber including black walnut, tulip poplar, red oak, white oak, black cherry, hickories, American elm, silver maple, few rare species, swamp white oak, butternut blue ash & others. Gently rolling terrain. Excellent wildlife habitat. Investigate for your own nature park w/ potential immediate & future income. Please call for timber report & information book.

**TRACT 2: 3 BEDROOM HOME ON 2.7± ACRES,** w/ approx. 1632 sq.ft. also w/ 1632 sq.ft. walk-out basement. Home includes kitchen w/ island, an abundance of oak cabinets, family room w/ fireplace, pantry, master bedroom & bath, 2 other bedrooms, laundry room, w/ washer & dryer, walk-out basement w/ wood Earth stove, ½ bath, 1 bedroom, sink w/ kitchenette, ½ garage w/ access through overhead door, central air, & central vac system 200 amp service. Also includes 40'x56' shop/pole barn. Investigate country living at its finest.

**TRACT 3: 10.2± ACRES (SWING TRACT).** All wooded. Combine w/ Tract 2 for additional acreage w/ home or combine with Tract 1 for additional access to property.



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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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Owners: Bernard G. & Ardella E. Reust | Auction Manager: Ritter Cox • 260.609.3306

