

TERMS and CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts and as a total 82± acre unit. There will be open bidding on all tracts and the whole during the auction as determined by the Auctioneer. Bids on tracts 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 Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 15 days after insurable title is presented.

POSSESSION: Possession is at closing, subject to rights of the current tenants.

REAL ESTATE TAXES: Seller shall pay 2020 real estate taxes due 2021. Buyer(s) shall assume any taxes 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.

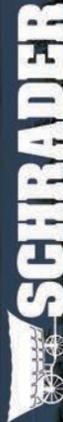
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A survey has been completed and available. Any additional surveying cost will be split 50-50 between the Seller and Buyer(s).

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.



Real Estate and Auction Company, Inc.

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#SCHRADEREALTY RCTO-002

AUCTION MANAGER: Al Pfister #AU09200264
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ONLINE BIDDING AVAILABLE

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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SchraderAuction.com



82± acres
offered in 2 tracts

Jay County, Indiana
LAND AUCTION

Tuesday, August 4 at 10:00am

82± acres
offered in 2 tracts

- Quality Soils
- 4 miles east of Portland
- 5 miles west of Ohio

Jay County, Indiana

SCHRADER
Real Estate and Auction Company, Inc.

Jay County, Indiana
LAND AUCTION
Tuesday, August 4 at 10:00am
at the Portland Lions Civic Center • Online Bidding Available

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Jay County, Indiana

Tuesday, August 4 at 10am

Online Bidding Available

82⁺ acres

offered in 2 tracts

- Quality Soils
- 4 miles east of Portland
- 5 miles west of Ohio



Jay County, Indiana



TRACT 1:
 41± acres mostly all tillable with 625± feet of road frontage on E 100 S. Soils are predominately Blount and Pewamo.

TRACT 2: 41± acres mostly all tillable with 450± feet of road frontage on E 100 S. Soils are predominately Blount and Pewamo.

OWNER: Grace Schools

AUCTION LOCATION:

Portland's Lions Civic Center, 307 E 100 N, Portland IN 47371

From Portland - Travel 1 mile north to E 100 N, then east 0.3 mile to auction site.

PROPERTY LOCATION:

From Portland - Travel east 4 miles to N 400 E, turn south. Travel one-half (1/2) mile to E 100 S, then east 0.4 miles to property.

INSPECTION DATES:

Saturday, July 11 from 10am to Noon

Tuesday, July 21 from 4 to 6pm

Meet an agent on the property.