

**INSPECTION DATES**  
 Wed, November 15 • 3-5pm  
 Sat, November 18 • 9-11am  
 Wed, November 29 • 3-5pm  
 Meet at home on Tract 1.



**Property Location:**  
**TRACT 1:** 1082 E US Hwy 20, Angola, IN  
**TRACT 2:** 1040 E US Hwy 20, Angola, IN  
**TRACT 3:** Adjacent to Tract 2 on Co Rd 100 E  
**TRACTS 4-6:** Located 1 mile west of the Circle in Angola  
**TRACT 7:** Fox Lake Lots on Lane 120 Fox Lake watch for signs (on Southeast Corner of Fox Lake)

**Auction Location:** American Legion Post 31  
 1760 W Maumee St (US Hwy 20), Angola, IN 46703

# Tuesday, DECEMBER 12 at 6:00pm

held at the American Legion Post #31, Angola • Online Bidding Available

### Terms & Conditions:

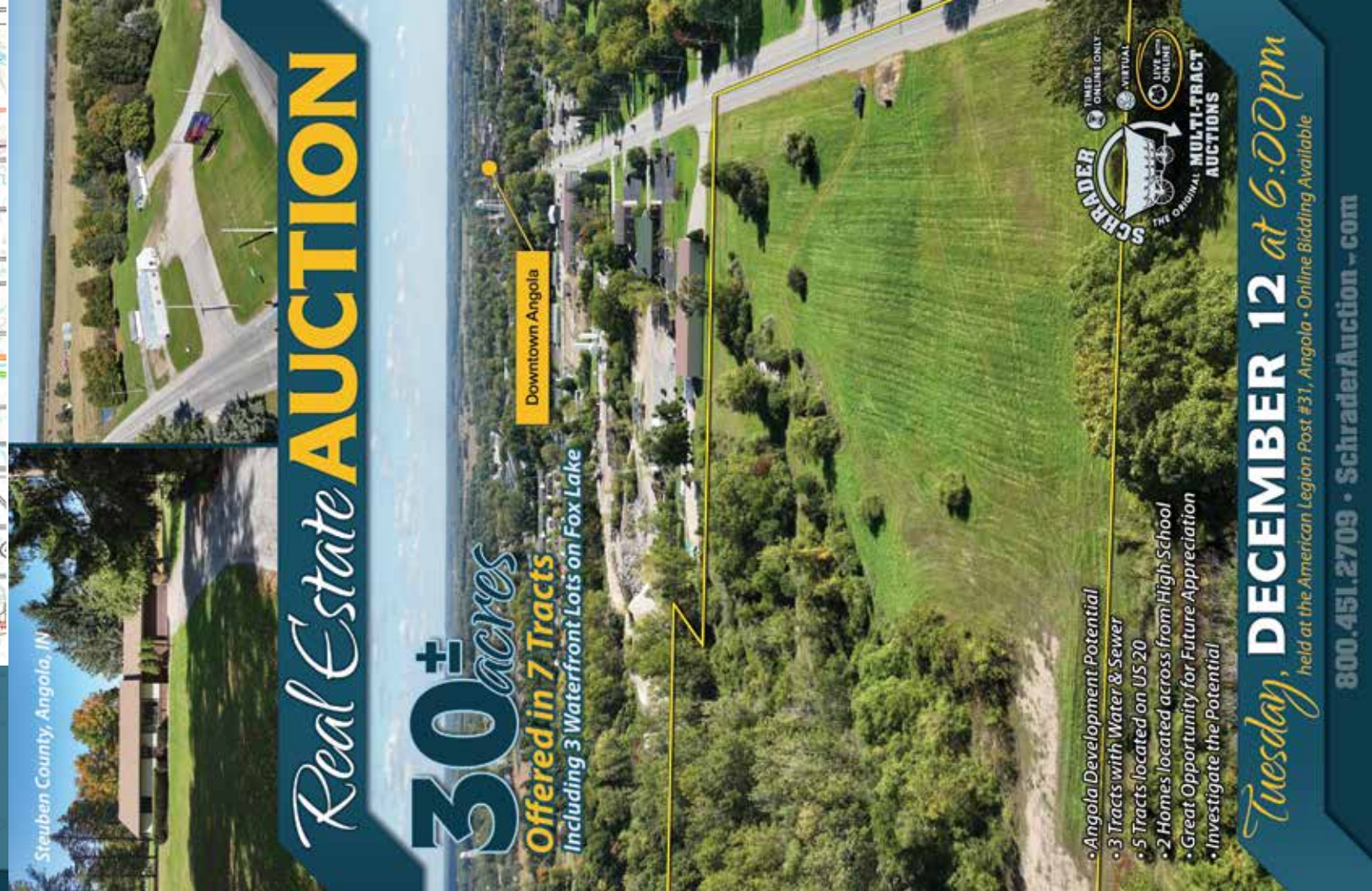
**BIDDING PROCEDURE:** Tracts 1 through 7 will be offered in individual tracts, in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.  
**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.  
**APPROVAL 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. The auction bids are subject to the acceptance or rejection by the Seller.  
**DEED:** Seller shall be obligated only to convey a merchantable title by Warranty Deed.  
**EVIDENCE OF TITLE:** Seller agrees to make available to bidder(s) a preliminary title insurance commitment to review prior to auction. At closing, Seller shall pay for the cost of issuing a standard coverage owner's title insurance policy in accordance with the Final Title Commitment. Seller shall not be responsible for the cost of any extended or special title insurance

coverage, title insurance endorsement and/or lender's title insurance. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".  
**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.  
**POSSESSION:** Possession shall be at closing.  
**SURVEY:** A new survey will be obtained only in necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.  
**TRACT MAPS; ACRES:** Tract maps and advertised acres are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data and are not provided as survey products.  
**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY.

Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.  
**CHANGES:** Please regularly check our website, www.schraderauction.com, to review any changes and/or additional information.  
**THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

**Seller:** Ronald Deller Living Trust, Deller & Deller Inc.

**Auction Managers:**  
**GENE KLINGAMAN**  
 260.229.2401  
**DREW LAMLE**  
 260.609.4926  
**800.451.2709**  
**SchraderAuction.com**



**SCHRADER**  
 Real Estate and Auction Company, Inc.  
 PO Box 508 • 950 N Liberty Dr  
 Columbia City, IN 46725  
 800.451.2709 • 260.244.7606  
 #AC63001504, RC23-783  
 Follow Us and Get Our Schrader iOS App:  
 YouTube App Store

# Real Estate AUCTION

Tuesday, DECEMBER 12 at 6:00pm  
 held at the American Legion Post #31, Angola • Online Bidding Available

## 30+ acres

Offered in 7 Tracts  
 Including 3 Waterfront Lots on Fox Lake

**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 Company, 800.451.2709.

**800.451.2709**  
**SchraderAuction.com**



- Angola Development Potential
- 3 Tracts with Water & Sewer
- 5 Tracts located on US 20
- 2 Homes located across from High School
- Great Opportunity for Future Appreciation
- Investigate the Potential

**Tuesday, DECEMBER 12 at 6:00pm**  
 held at the American Legion Post #31, Angola • Online Bidding Available

**800.451.2709 • SchraderAuction.com**

**Real Estate AUCTION**  
 Tuesday, DECEMBER 12 at 6:00pm  
 held at the American Legion Post #31, Angola • Online Bidding Available

**30+ acres**  
 Offered in 7 Tracts  
 Including 3 Waterfront Lots on Fox Lake

- Angola Development Potential
- 3 Tracts with Water & Sewer
- 5 Tracts located on US 20
- 2 Homes located across from High School
- Great Opportunity for Future Appreciation
- Investigate the Potential

**Tuesday, DECEMBER 12 at 6:00pm**  
 held at the American Legion Post #31, Angola • Online Bidding Available

**800.451.2709 • SchraderAuction.com**



# Real Estate AUCTION

**30+ acres**  
 Offered in 7 Tracts  
 Including 3 Waterfront Lots on Fox Lake



**Tuesday, DECEMBER 12 at 6:00pm**  
 held at the American Legion Post #31, Angola • Online Bidding Available

**800.451.2709 • SchraderAuction.com**

- Angola Development Potential
- 3 Tracts with Water & Sewer
- 5 Tracts located on US 20
- 2 Homes located across from High School
- Great Opportunity for Future Appreciation
- Investigate the Potential

**Tuesday, DECEMBER 12 at 6:00pm**  
 held at the American Legion Post #31, Angola • Online Bidding Available

**800.451.2709 • SchraderAuction.com**



# Real Estate AUCTION

**30+**  
acres  
**Offered in  
7 Tracts**



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 1



TRACT 2



TRACT 2



TRACT 2

**TRACT 1:** 3.9± acres with 1,272 sq ft Ranch Style home with 24'x30' attached garage. The tract also includes a 45'x48'x12' pole type building with 3 overhead doors, 12' wide by 10-1/2' high, service door, heater and floor drains. A scenic drive thru the mature hard trees plus a large lawn area makes this home in a quite serene setting. Located across US Hwy 20 from the High School. Gorgeous setting in an excellent location.

**TRACT 2:** 1.8± acres (Zoned C-1) with frontage on US Hwy 20 & Co Rd 100 E. This is a unique tract featuring 1,200 sq ft home with 24'x28' attached garage plus a 40'x64' pole type building insulated, heated and bathroom. This building was utilized as a retail building until recently. Excellent opportunity for future business opportunities. This tract also has \$5,000 income per year for sign rental. Homeowners or investors don't miss this unique opportunity to purchase property with income potential in an excellent location.

**TRACT 3:** 1.4± acres with frontage on Co Rd 100 E. Located near the High School and accented with hardwood trees makes this a potential one-of-a-kind building site.



TRACT 2



TRACT 2

**TRACTS 4-5:** 4.5± acres (Zoned C-1) with frontage on US Hwy 20. These tracts have both water and sewer. Investigate the development potential of these tracts.

**TRACT 6:** 13.5± acres (Zoned C-1) with 100' of frontage on US Hwy 20 and access from West Mill Street back site (North side of the property)

**Combine Tracts 4, 5 & 6 for 22.5± acres of commercial property located between I-69 and downtown Angola off of US Hwy 20.**

**TRACT 7:** 3 Adjacent wooded lake lots consisting of 0.4± acres on Fox Lake with scenic views of the lake.



TRACT 3



FOX LAKE

TRACT 7



TRACTS 4-6



TRACTS 4-6



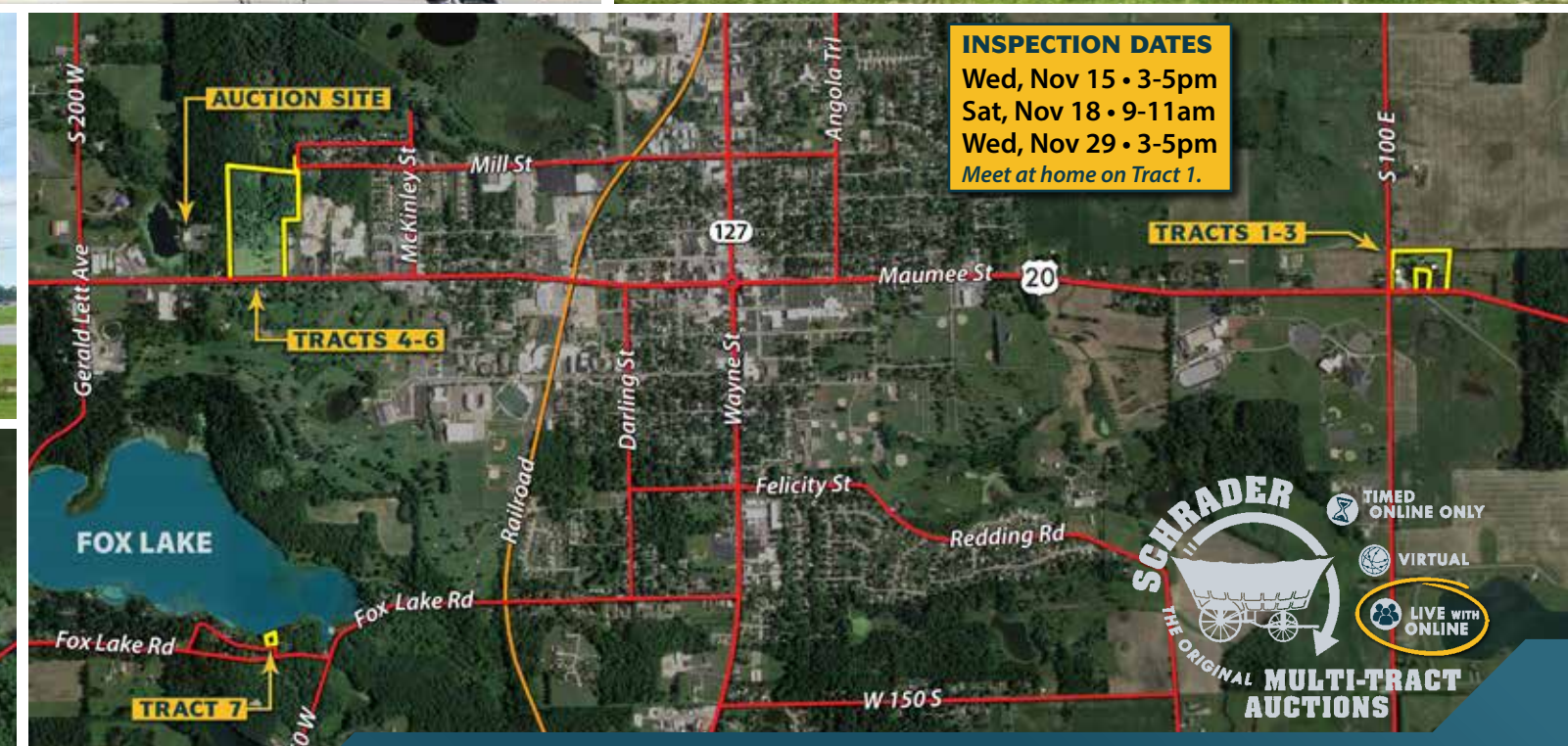
TRACTS 4-6 - US 20 Road Frontage



TRACTS 4-5



TRACT 2



**INSPECTION DATES**  
Wed, Nov 15 • 3-5pm  
Sat, Nov 18 • 9-11am  
Wed, Nov 29 • 3-5pm  
Meet at home on Tract 1.



**Tuesday, DECEMBER 12 at 6:00pm**  
held at the American Legion Post #31, Angola • Online Bidding Available

Auction Managers: GENE KLINGAMAN • 260.229.2401 & DREW LAMLE • 260.609.4926  
800.451.2709 • www.SchraderAuction.com