

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered as a total 21± acre unit. There will be open bidding on the property during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 5% down payment on the day of the 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 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 a Warranty Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an administered closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession will be 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 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:** Seller does not anticipate the need for a new 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 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.**



Wonderful opportunity!



**SCHRADER**  
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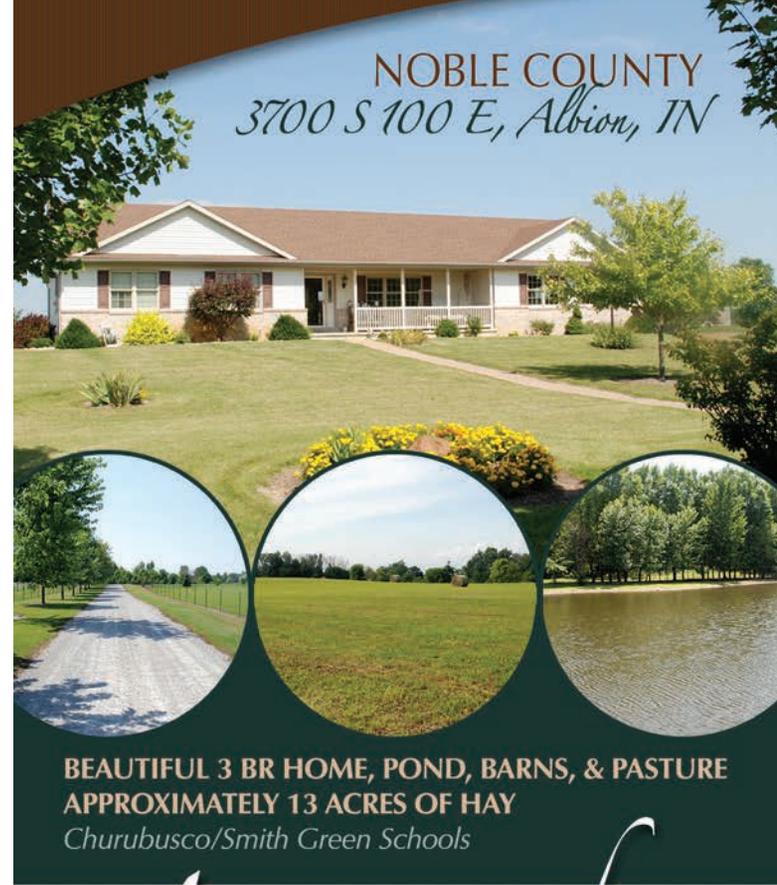
**Auction Manager: Kevin Jordan 260-229-1904**

AU10600023; AC63001504

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| OCTOBER 2014 |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| Sun          | Mon | Tue | Wed | Thu | Fri | Sat |
|              |     |     | 1   | 2   | 3   | 4   |
| 5            | 6   | 7   | 8   | 9   | 10  | 11  |
| 12           | 13  | 14  | 15  | 16  | 17  | 18  |
| 19           | 20  | 21  | 22  | 23  | 24  | 25  |
| 26           | 27  | 28  | 29  | 30  | 31  |     |



BEAUTIFUL 3 BR HOME, POND, BARN, & PASTURE  
APPROXIMATELY 13 ACRES OF HAY  
Churubusco/Smith Green Schools

*21<sup>+</sup> acre mini farm*  
GREAT OPPORTUNITY TO BUY AT AUCTION



Real Estate  
**AUCTION**  
Monday, October 6 • 6 PM  
auction to be held on site

**SCHRADER** 800-451-2709  
Real Estate and Auction Company, Inc.

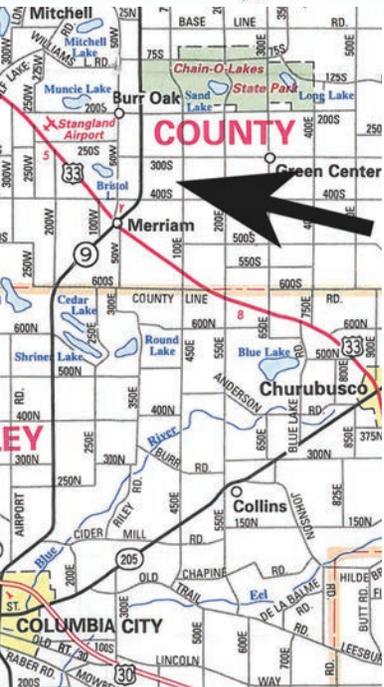
NOBLE COUNTY • near Merriam, IN

# 21<sup>±</sup> acre mini farm



## Real Estate AUCTION

Monday, October 6 • 6 PM



### PROPERTY LOCATION:

**3700 S 100 E, ALBION, IN.**  
 From the intersection of US 33 and St. Rd 9 (10 miles north of Columbia City) travel north on St. Rd. 9, 0.75 miles to Co. Rd. 400 S. Turn east and travel 1 mile to 100 E. Turn north and travel 0.3 miles to the property.

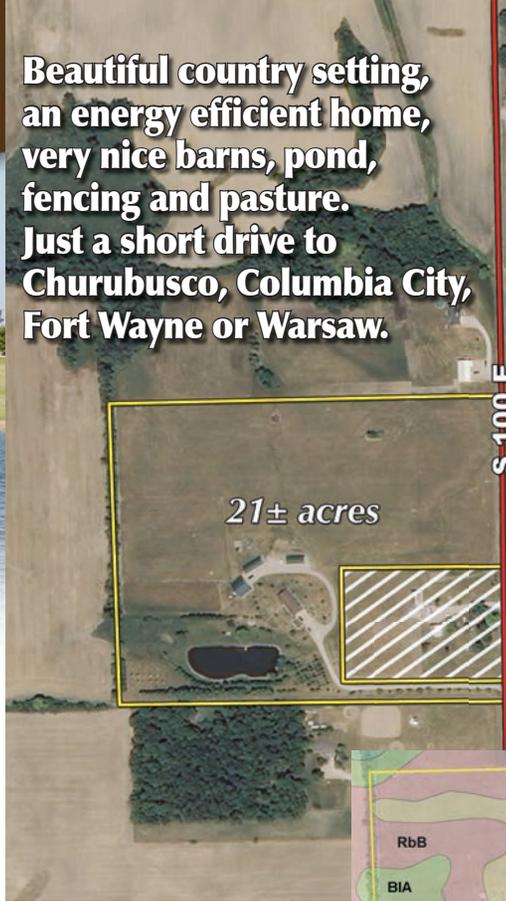
7<sup>±</sup> MILES NORTHWEST OF CHURUBUSCO  
 10<sup>±</sup> MILES NORTH OF COLUMBIA CITY  
 20<sup>±</sup> MILES NORTHWEST OF FORT WAYNE

**SELLER: Kay Rantz**  
**SALE MANAGER:**  
 Kevin Jordan, 800-451-2709



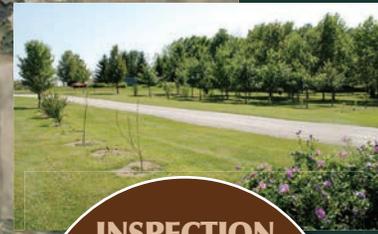
**260-244-7606**  
**1-800-451-2709**  
**SchraderAuction.com**

Beautiful country setting,  
 an energy efficient home,  
 very nice barns, pond,  
 fencing and pasture.  
 Just a short drive to  
 Churubusco, Columbia City,  
 Fort Wayne or Warsaw.



### SOIL TYPES

| Code | Soil Description              |
|------|-------------------------------|
| RbB  | Rawson loam                   |
| MrC2 | Morley silt loam              |
| Pe   | Pewamo silty clay loam        |
| BIA  | Blount silt loam              |
| MrB2 | Morley silt loam              |
| RdB2 | Rawson, Morley, & Miami loams |



### INSPECTION DATES:

Thursday, September 11  
 4:00-6:00 PM

Tuesday, September 30  
 4:00-6:00 PM

Come view the home,  
 barns & property.



20' X 60' WITH ELECTRIC



CHICKEN COOP



FENCED Paddock



HAY FIELD



40' X 50' WITH 7 STALLS



20' X 50'