

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 tracts, and the combination of the tracts. There will be open bidding on all tracts and combination during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

DOWN PAYMENT: 10% down payment on all tracts on the day of auction with the balance 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.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction's site immediately following the close of the auction. All final bid prices are subject to the Seller's

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 Personal Representative's Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing, subject to the 2014 soybean crop.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC., 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

SCHRADER
REAL ESTATE & AUCTION
7009 N. River Road
Fort Wayne, IN 46815
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LAND AUCTION

80± acres

offered in 2 tracts

Auction Managers: Jerry Ehle & Mike Roy

#AC63001504, #AU19300123



NOVEMBER 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						

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SchraderFortWayne.com
EhleAuctions.com



LAND AUCTION

MONROEVILLE AREA FARM

- Monroe Township, Section 15
- Farm located at the corner of Morgan and Flatrock roads
- East of Monroeville



80± acres

offered in 2 tracts

MONDAY, NOVEMBER 17 • 6PM

HELD AT THE MONROEVILLE COMMUNITY PARK PAVILION

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

LAND

AUCTION

80± acres
offered in 2 tracts

MONROEVILLE AREA FARM

- Monroe Township, Section 15
- Farm located at the corner of Morgan and Flatrock Roads
- East of Monroeville

AUCTION SITE: Monroeville

Community Park Pavilion, 421 Monroe Street, Monroeville, IN

TRACT 1 - 33± ACRES with frontage along both Morgan and Flatrock Roads. Soils on this tract are mostly Pewamo silty clay with some Blount silt loam. The Scott Drain bisects this tract from Tract 2 at the north.

TRACT 2 - 47± ACRES with frontage along Morgan Road and the Scott Drain is the south border. The soils are a combination of Hoytville, Haskins, Rawson, and Pewamo.

**This farm has been systematically tiled north-south to the Scott drain.*

ANNUAL TAXES & ASSESSMENTS:
2013 DUE 2014 - \$2642.84

SELLER: Iona M. Brame Estate



AUCTION MANAGERS: Jerry Ehle and Mike Roy

INSPECTION DATE: Monday, November 3 from 3-5pm
Meet a Schrader representative at the farm.

Code	Soil Description	Acres	Percent of field	Com	Com silage	Grass	Grass legume	Pasture	Soybeans	Winter wheat
Pe	Pewamo silty clay loam	30.72	38.4%	154		5		10.2	43	62
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	18.83	23.5%	150		5		9.9	42	60
BibA	Blount silt loam, ground moraine, 0 to 2 percent slopes	12.94	16.2%	140		4.6		9.2	40	63
RIB2	Rawson loam, 2 to 6 percent slopes, moderately eroded	9.85	12.3%	140		4.6		9.2	49	63
HsA	Haskins loam, 0 to 2 percent slopes	7.66	9.6%	155		22		10.2	51	70
Weighted Average		149.2				4.6		1.5	8.4	43.8
						4.9				62.6

