

AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1-3 will be offered in individual tracts, and 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. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day the auction with balance in cash at closing. The down payment may be 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, 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. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place within 15 days of presentation of insurable title. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.



Jackson Twp. • Elkhart Co., IN REAL ESTATE AUCTION

9[±] acres
in 3 tracts

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

AUCTION MANAGER:
Gary Bailey • 574-858-2859

Follow Us:
You Tube f b e

SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr, P.O. Box 508, Columbia City, IN
260.244.7606 • 800.451.2709 • www.SchraderAuction.com
#AC63001504, #AU09200000



800.659.9759 • GaryBaileyAuctions.com

REAL ESTATE AUCTION

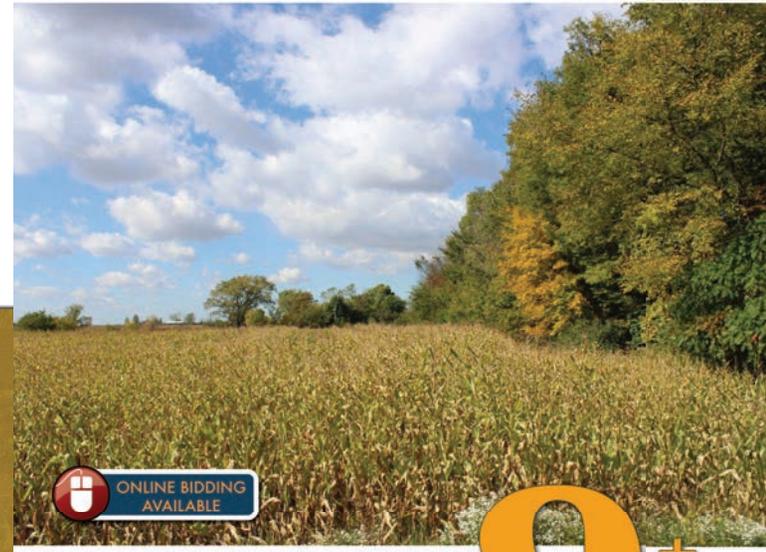
Jackson Township
Elkhart County, IN

South of Goshen, East of New Paris



TUES, NOV 25 • 6PM

at Sunnyside Park, New Paris, Indiana



**FAIRFIELD SCHOOLS
POTENTIAL BUILDING SITES
TILLABLE LAND & WOODED AREA
INVESTORS / BUILDERS
GREAT FOR HORSES**

9[±] acres
in 3 tracts

SCHRADER
Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION

Jackson Township
Elkhart County, IN

South of Goshen, East of New Paris

TUESDAY, NOVEMBER 25 • 6PM



9 ± acres

offered in 3 tracts

Call Gary Bailey for a private inspection.

PROPERTY LOCATION: From SR 15 in New Paris, turn east on CR 46 (Market Street) 1.5 miles to CR 29 turn south 1 mile to Tract 3 for Tracts 1 & 2 proceed to CR 127 then turn north 1/8 mile. Or on US 6, 2 3/4 miles east of SR 15 turn north on CR 127, 2 1/2 miles Tracts 1 & 2 on CR 127 Tract 3 on CR 29.

AUCTION LOCATION: At Sunnyside Park, New Paris, Indiana, 68443 Clinton Street, 1/4 mile east of SR 15 on CR 46 (Market Street) to Clinton Street, turn south to Park.

TRACT INFORMATION

TRACT # 1: 3 Acres: Great potential Wooded building site, with over 1 acre of woods the balance is tillable, approximately 235 feet of road frontage on CR 127.

TRACT # 2: 3 Acres: All tillable and potential building site with approximately 235 feet of frontage on CR 127.

TRACT # 3: 3 Acres: Nearly all tillable, excellent potential building site on CR 29 and approximately 610 feet of frontage.

OWNERS: James A. Bechtel, James E Bechtel and Susan Bechtel

AUCTION MANAGER: Gary Bailey
800-659-9759 or 574-858-2859



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

SOIL TYPES

Symbol	Soil Name
WobB	Williamstown-Crosier complex
CvdA	Crosier loam
RopB	Riddles-Oshstemo fine sandy loams
BshA	Brady sandy loam
CvdB	Crosier loam

