

AUCTION TERMS & PROCEDURES:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, and as a total 117-acre unit. There will be open bidding on tracts, tract combinations, and the total during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made 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.

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 Trustee's Deed(s).

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(s) and Seller.

POSSESSION: Possession will be at closing subject to farm tenant's rights to harvest growing crop.

REAL ESTATE TAXES: Buyer will assume the 2017 Real Estate taxes due May 2018 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquires 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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. 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. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a

new survey is determined to be necessary by the Sellers.

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.

 **SCHRADER**
Real Estate and Auction Company, Inc.

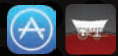
P.O. Box 508, 950 N. Liberty Dr.

Columbia City, IN 46725

AUCTION MANAGER: Robert Mishler

#AC63001504

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800-451-2709

www.SchraderAuction.com

Steuben County, IN

Land Auction **117[±]**
Offered in 3 Tracts *Acres*

OCTOBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
					6	7
					13	14
2	3	4	5	12	20	21
9	10	11	18	19	27	28
16	17	24	25	26		
23	30	31				

Steuben County, IN

Land Auction **117[±]**
Offered in 3 Tracts *Acres*

- Productive tillable land
- Potential mini-farm building site
- Wooded recreational/hunting land



ONLINE BIDDING
AVAILABLE

HELD AT THE ASHLEY FIRE STATION

THURSDAY, OCTOBER 27 • 6PM



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Steuben County, IN

Land Auction 117[±] Acres

Offered in 3 Tracts

THURSDAY, OCTOBER 27 • 6PM

HELD AT THE ASHLEY FIRE STATION

**Productive tillable land • Potential mini-farm building site
Wooded recreational / hunting land**

PROPERTY LOCATION: Located east of Ashley, IN 1 ½ miles on CR 800S (ST RD 4) then north 1 ½ miles on CR 200W (200W west will curve around and become 225W just south of the property).

AUCTION LOCATION: At the Ashley Fire Station 101 S Union Street, Ashley, Indiana. From I-69 at Ashley (exit 340) turn west 1/2 mile on SR 4 (State Street) to Union Street then turn south.

TRACT DESCRIPTIONS:

TRACT 1: 29± ACRES all tillable with frontage on CR 225 W, with good productive soils with a drainage ditch running on the west and south sides of this tract.

TRACT 2: 63± ACRES mostly all tillable with 2 small wooded patches and frontage on CR 225 W.

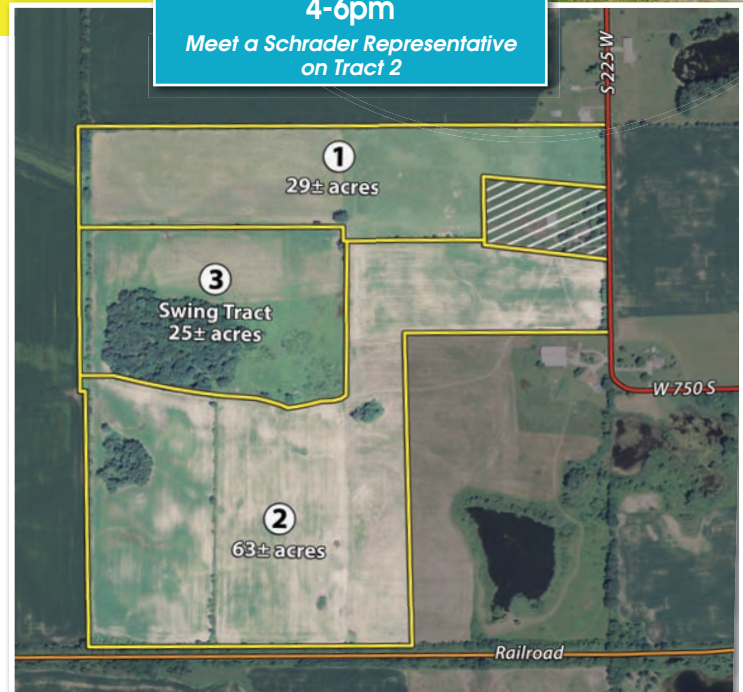
TRACT 3: 25± ACRES "SWING" TRACT containing approx 6 acres of wooded high ground with the balance fenced pasture land and tillable. This tract must be combined with one of the 2 other tracts offered or purchased by an adjoining landowner providing access.

In the Schrader method of auction you may bid on individual tracts or combine tracts that best fit your needs. The property has good productive soils and access to drainage ditches.

INSPECTION DATE:

Wednesday, October 12
4-6pm

Meet a Schrader Representative
on Tract 2



SCHRADER
Real Estate and Auction Company, Inc.

SELLER: Presley Trust, Craig T. Benson Trustee

AUCTION MANAGER: Robert Mishler, 260-336-9750

800-451-2709

www.SchraderAuction.com



**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 Co. - 800-451-2709.

