

Terms & Conditions

PROCEDURE: This property will be offered in 5 individual tracts and as a total 106± acres, subject to "swing" tract limitations. 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.

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 Seller's acceptance or rejection.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. 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.

CLOSING: The balance of the purchase price is due at closing. Closing to be held within 45 days after auction or as soon as possible upon attaining subdivision approval if applicable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Buyer shall assume the 2017 real estate taxes due in 2018. Buyer shall assume any 2017 Ditch Assessments due Spring 2018.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

SURVEY: The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be

determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres except on Tract 4, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

AGENCY: Schrader Real Estate and 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 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.



P.O. Box 508 • 950 N. Liberty Drive
Columbia City, IN 46725

800-451-2709
260-244-7606

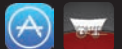
Auction Manager: Ritter Cox 260-609-3306
#AC63001504, #AU08600254



Follow us on:



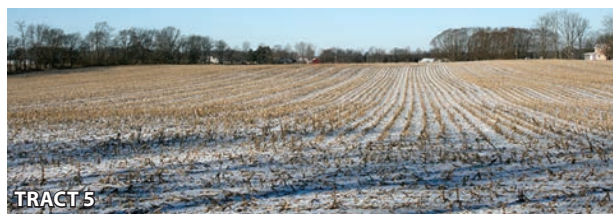
Get our new
iOS App



FEBRUARY 2017						
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				



TRACT 3



TRACT 5

www.SchraderAuction.com

Whitley County, IN

- Productive Tillable Land
- Possible Building Sites with Pond
- Close to Schools
- 2017 Farming Rights

**106±
acres**

OFFERED IN 5 TRACTS

REAL ESTATE AUCTION
MONDAY, FEBRUARY 27 • 6 PM



ONLINE BIDDING
AVAILABLE

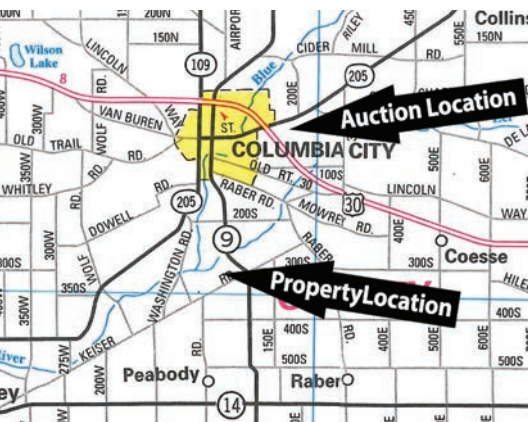
SCHRADER
Real Estate and Auction Company, Inc.

REAL ESTATE AUCTION

106± acres

Whitley County, IN

Monday, February 27 • 6 PM



PROPERTY LOCATION:

From Columbia City, travel approximately 2-1/2 miles south on State Road 9 to Keiser Road, then west 1/4 mile to the property.

AUCTION LOCATION:

Eagle's Nest Event Center, 125 S Eagle Glen Trail, Columbia City, IN.



TRACT 1



ROAD FRONTAGE ON KEISER ROAD



TRACT 3



TRACT 4

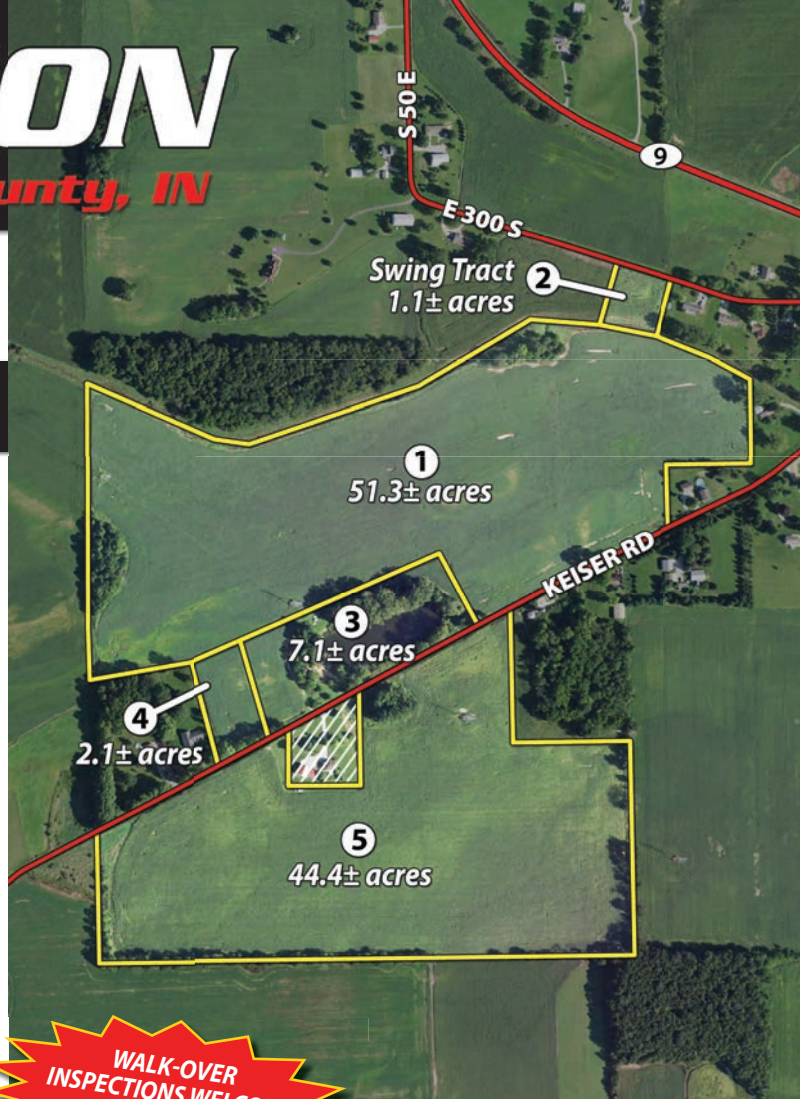
TRACT 1: 51.3± acres of productive tillable farmland. High percentage of Sebewa loam and Sloan loam soils with high productive possibilities.

TRACT 2: 1.1± acre swing tract, frontage on 300S. This tract will need to be combined with Tract 1 or be bought by adjoining land owner.

TRACT 3: 7.1± acres of recreation at its finest, tract includes large pond. Possible building tract for country home w/ recreation.

TRACT 4: 2.1± acres, possible building site or combine with Tract 3 for 9± acres for large building site that is close to schools and offers recreation.

TRACT 5: 44.4± acres of productive tillable farmland. Soils include a mix of Rawson, Pewamo, Kalamazoo and some Ormas. Combine with Tract 1 for 95.7± acres of tillable income producing farmland.



WALK-OVER INSPECTIONS WELCOME
- call Auction Manager

SOIL TYPES

Code	Soil Name
Se	Sebewa loam
So	Sloan loam
OmB	Ormas loamy fine sand
RcA	Rawson sandy loam
MvB2	Morley loam
RcB	Rawson sandy loam
BvC	Boyer loamy sand
Mg	Merrill loam
GsB2	Glynwood loam
Ud	Udorthents, loamy
Pw	Pewamo silty clay loam
HbA	Haskins loam
KaB	Kalamazoo sandy loam



OWNERS:
Harold & Betty Lawrence Estate

AUCTION MANAGER:
Ritter Cox, 260-609-3306

800-451-2709 • www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

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 at 800-451-2709.

