

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, and as a total 25-acre unit. There will be open bidding on tracts, tract combinations, and the total property during the auction as determined by the Auctioneer. Bids on individual tracts, tract combinations, and the total property may compete.

DOWN PAYMENT: 10% Down payment on the day of auction for bare land tracts. 5% Down payment on the day of auction for the home tract or combination of tracts including the home. 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 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 Warranty 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 on bare land and 30 days after closing on home.

REAL ESTATE TAXES: Real estate taxes will be prorated 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: The Seller shall not provide a new survey unless required to insure title. 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 any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of Seller.

CRP CONTRACT: Buyer of Tract 2 will assume the CRP contract for the grass waterway and will receive the 2016 payment. Contact auction company for details.

DISCLAIMER & 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.**



25[±] Acres LAND AUCTION

Huntington County, IN • Jackson Twp.

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

Auction Manager: Kevin Jordan, Ritter Cox
#AC63001504, #AU08600254 #AU10600023

- 1080 Sq. Ft. Country Home
- Productive Tillable Land
- Potential Building Site

Offered in 3 Tracts

APRIL 2016						
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

800.451.2709
www.schraderauction.com

Huntington County, IN • Jackson Twp.

25[±]
Acres
offered in 3 Tracts



- 1,080-Sq. Ft. Country Home
- Plane Hangar and outbuildings

LAND AUCTION
Tuesday, APRIL 12 • 6:00 PM
At Cottage Event Center, Roanoke

- Productive Tillable Land
- Potential Building Site
- Huntington County Community Schools
- Beautiful Country Setting
- 3± miles Northwest of Roanoke
- 8± miles Northeast of Huntington
- 10± Miles West of Ft. Wayne



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LAND AUCTION

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PROPERTY LOCATION: From the intersection of SR 114 and US 24 (3 miles north of Roanoke) travel west on SR 114 3.5 miles to CR 200 E (on the south side of the road). Turn south on CR 200 E and travel 1 mile to the property. 1921 E 1100 N, Roanoke, IN

AUCTION LOCATION: Cottage Event Center • 9524 US 24 N, Roanoke, IN. From Fort Wayne travel west on Jefferson/US 24 toward Roanoke. Location is on the right just after sign for Roanoke town limits. From Huntington take US 24 to Vine Street (at light). Take a right on to Main Street and turn right onto Locust Drive. Location is on the right.

Beautiful country setting close to Roanoke with a nice set of buildings and potential building sites. In the Schrader Method of Auction you can bid on a tract, combination of tracts, or the whole property in the manner that fits your needs. **Just a short drive to Huntington, Columbia City or Fort Wayne.**

TRACT DESCRIPTIONS:

TRACT 1: 2± Acres, 3-bedroom 1080 sq. ft. very well-kept country home. This is a great small family home or potential rental investment. Several outbuildings including hanger. Imagine the possibilities! Address: 1921 E 1100 N, Roanoke, IN

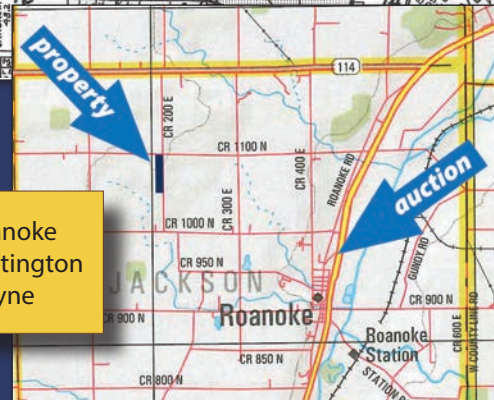
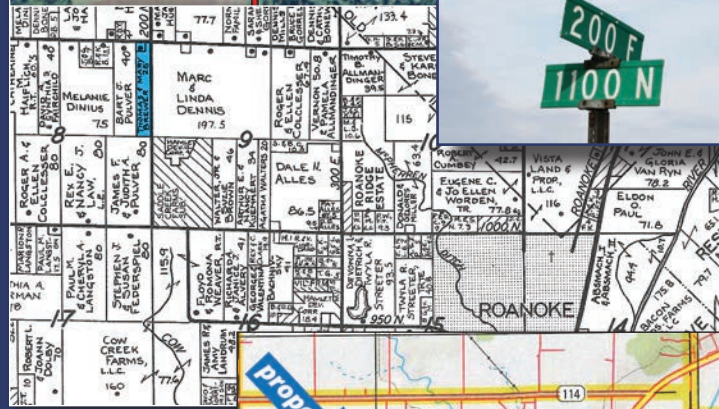
TRACT 2: 13± Acres mostly tillable land, including area previously used as a landing strip for ultralights. A nice potential building site with frontage on two roads or combine with Tract 1 for your airplane hobby!

TRACT 3: 10± Acres mostly tillable land. Potential building site close to Roanoke and Fort Wayne!

SELLER: Mary Brewer

AUCTION MANAGERS:

Kevin Jordan • 800-451-2709, Ritter Cox • 260-609-3306



3± miles Northwest of Roanoke
8± miles Northeast of Huntington
10± miles West of Fort Wayne

INSPECTION DATES:
Sunday, March 20 at 1-3 pm
Monday, April 4 at 4-6 pm
Day of auction - 3-4:30 pm
Meet a Schrader Representative and tour the home. Meet a Schrader representative at the property.

