

AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 1 individual 35 acre tract.
DOWN PAYMENT: Real Estate 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 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 PRICE: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller will provide an owner's title insurance policy in the amount of

the purchase price.
DEED: Seller will provide Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of proof of merchantable title (projected to be 45 days).
POSSESSION: Possession will be delivered at closing. Immediate possession of the tillable land is available the day of the auction with a 15% down payment.
REAL ESTATE TAXES/ASSESSMENTS: Buyer to assume the taxes for 2012 pay 2013. Seller to pay all 2011 property taxes payable in 2012. 2010 pay 2011 Real Estate taxes \$756.00.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: If a survey is needed, Buyer and Seller will share survey expense 50:50.
EASEMENTS: Sale of the property is subject to any and all easements of record.
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 respon-

sible 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
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LOCATION!!!
 Immediate Possession Available
 Lake Township, Allen County



APRIL 2012						
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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REAL ESTATE **Auction**
 Lake Township, Allen County

LOCATION!!!
 Immediate Possession Available
 TILLABLE CROPLAND • WOODS

Tuesday, April 17 • at 6:00 PM
 at the Bultemeier Party Room, 4718 Butt Road



SCHRADER
 Real Estate and Auction Company, Inc.



REAL ESTATE **Auction**

Lake Township, Allen County

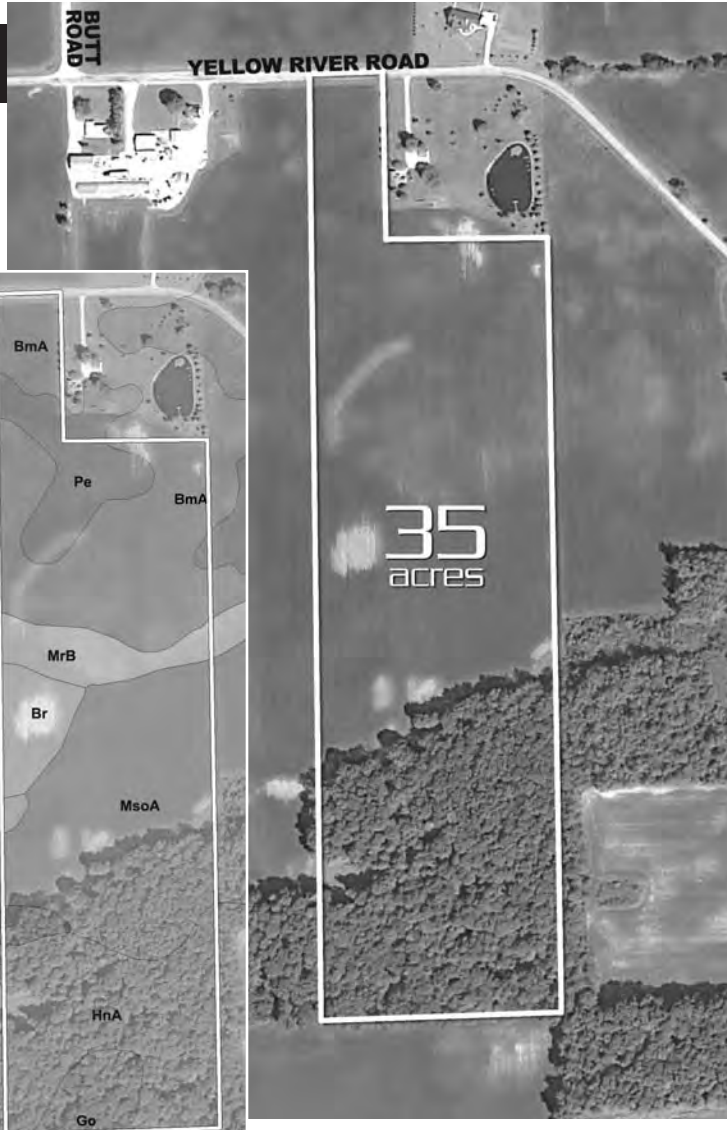
Tuesday, April 17 • 6:00 PM

PROPERTY LOCATION: 6 miles west of Fort Wayne on US 30 to Butt Road, then south 1/2 mile to Yellow River Road, then east 1/4 mile to property.

AUCTION LOCATION: Bultemeier Party Room, 4718 Butt Road, Fort Wayne (1/4 mile south of former Hilger's Farm Market).

LOCATION!!!
Immediate Possession Available.

This 35 acre tract will be sold as (1) complete parcel. The property consists of approximately 22 acres of tillable cropland, approximately 13 acres of woodland, and 200' of frontage on the Yellow River Road. Pewamo, Morley, Blount, Minster, and Brookston soils enable the tillable acreage to be very productive and provide good annual income.



Walk-Over Inspections Welcome.
CALL GARY BOGGS 1-800-451-2709 WITH ANY QUESTIONS.

OWNER: RON BULTEMEIER

Auction Manager: Gary Boggs



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www.schraderauction.com

SOIL TYPES	
Code	Soil Name
MsoA	Minster silty clay loam
BmA	Blount silt loam
HnA	Whitaker fine sandy loam
Pe	Pewamo silty clay loam
MrB	Morely silt loam
Br	Brookston silt loam

