



950 N. Liberty Drive
Columbia City, IN 46725

800-451-2709 • 260-244-7606

Auction Manager: Al Pfister, 260-760-8922
#AC63001504, #AU09200264
email: auctions@schraderauction.com

NOVEMBER 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	

SchradlerAuction.com

dm - 553

190 Acres Productive Tillable Land • Country Home & Barns
Recreational Land • Potential Building Sites

NEAR OSSIAN, IN
WELLS COUNTY

207±
acres

6 TRACTS

WELLS COUNTY, IN
JEFFERSON TWP.

207±
acres

OFFERED IN
6 TRACTS

190 Acres Productive Tillable Land
Country Home on 7 Acres
w/8 stall horse barn & 48'x64' barn
Recreational Land
Potential Building Sites

LAND
AUCTION



THURSDAY, NOVEMBER 29 • 6 PM
held at the 4-H Park Community Center, Bluffton

NEAR OSSIAN, IN • WELLS CO., JEFFERSON TWP.

LAND AUCTION

207±
acres

offered in
6 Tracts

190 Acres Productive Tillable Land
Country Home on 7 Acres w/8 stall horse barn & 48'x64' barn
Recreational Land
Potential Building Sites



THURSDAY, NOVEMBER 29 • AT 6:00 PM

held at the 4-H Park Community Center, Bluffton



LAND AUCTION

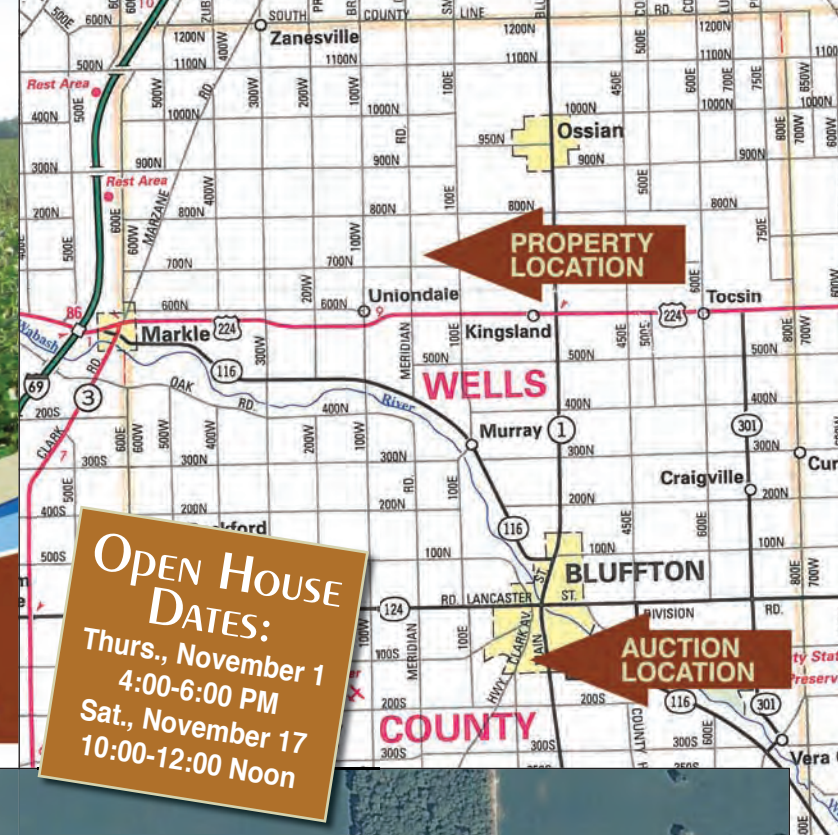
NEAR OSSIAN, IN • WELLS COUNTY

190 Acres
Productive Tillable
Land

207±
acres

THURSDAY, NOVEMBER 29 • AT 6:00 PM

held at the 4-H Park Community Center, Bluffton



OPEN HOUSE DATES:
Thurs., November 1
4:00-6:00 PM
Sat., November 17
10:00-12:00 Noon

PROPERTY LOCATION: From Norwell High School, travel 1 mile north on CR 100E, travel west .5 mile to property. From Uniondale, travel north 1 mile on CR 100W, turn east on CR 700N 1.5 miles to the property.

AUCTION LOCATION: Wells County 4-H Park Community Center, 1240 South 4-H Road, Bluffton, IN. Located on the south edge of Bluffton, west of SR 1.

TRACT DESCRIPTIONS:

TRACT 1: 44.37± acres mostly tillable with approximately 225' of frontage on Meridian Road.

TRACT 2: 40± acres with approximately 700' of frontage on Meridian Rd.

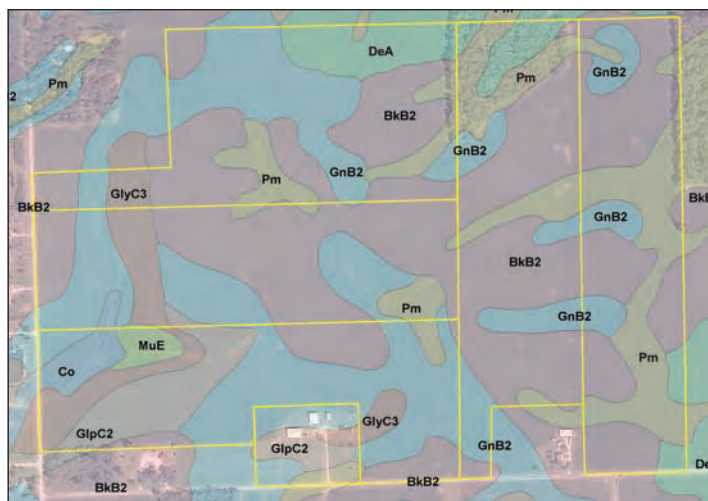
TRACT 3: 40± acres with approximately 711' of frontage on Meridian Rd. and 610' of frontage on CR 700N.

TRACT 4: 3 Bedroom ranch style home with basement on 7 acres.

Includes 8 stall horse barn with a new roof and additional 48'x64' storage building. Call Auction Company for private showing.

TRACT 5: 38.66± acres with approximately 9 acres of woods. Approximately 180' of frontage on CR 700N.

TRACT 6: 36.83± acres with approximately 600' frontage on CR 700N.

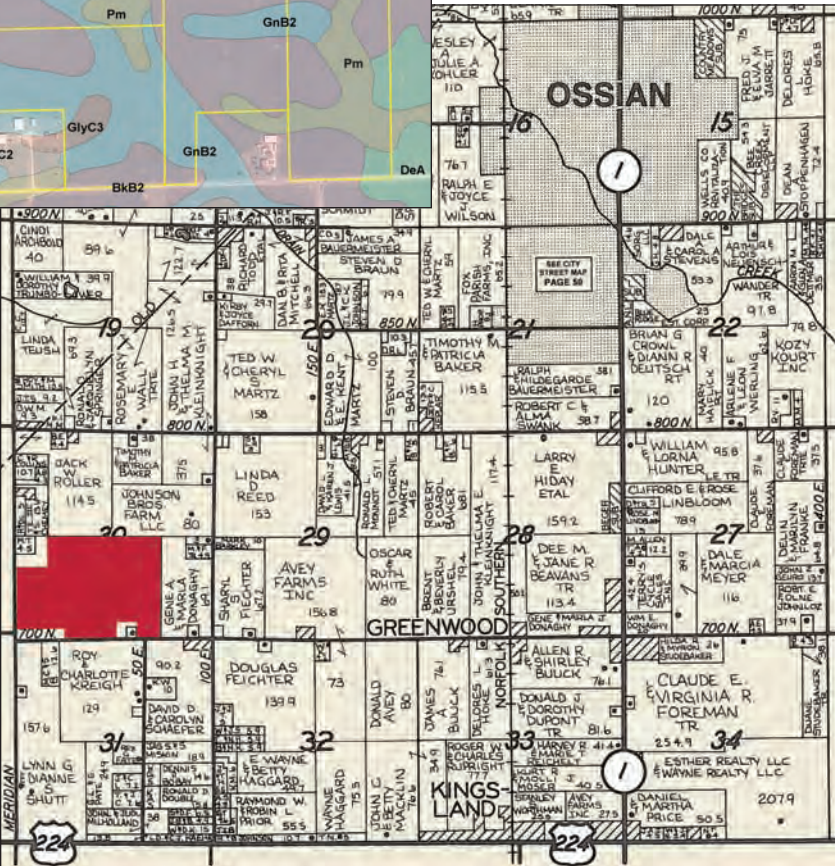
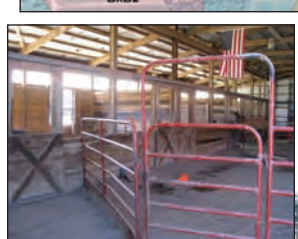


SOIL TYPES	
Symbol	Soil Name
Bk2	Blount-Del Rey silt loams
Gn2	Glynwood silt loam
Pm	Pewamo silty clay loam
GlyC3	Glynwood-Mississinewa clay loams
DeA	Del Rey-Blount silt loams
GlpC2	Glynwood clay loam

OWNER: GRAFT FAMILY REVOCABLE LIVING TRUST

Auction Manager: Al Pfister
800-794-4320 • 260-824-5850

SCHRADER
Real Estate and Auction Company, Inc.
www.SchraderAuction.com



TERMS & CONDITIONS

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 207± acre unit. 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.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 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 Warranty Deed(s).

CLOSING: The balance of the purchase price is due

at closing.
Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to tenants rights.

REAL ESTATE TAXES: Seller will pay all 2012 real estate taxes due on 2013. Buyer will assume taxes thereafter.

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. An inspection date has 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, surveyor measurements, and 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. Tract divisions are subject to the approval of the Wells County Plan Commission. 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. Combination purchases will receive a perimeter survey only.

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.

For more photos, visit our website
SchraderAuction.com