

Marshall Co. • Walnut Twp.  
*Argos, Indiana*

**476<sup>±</sup>**  
**ACRES**  
 OFFERED IN 8 TRACTS

- Productive Tillable Land
- Potential Building Site
- Hunting & Recreation
- Water Fowl Habitat
- Investment Property



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



**Real Estate Auction**  
 MONDAY, APRIL 8 • 6:00PM  
*at Christos Banquet Center, 830 Lincolnway East, Plymouth, Ind.*

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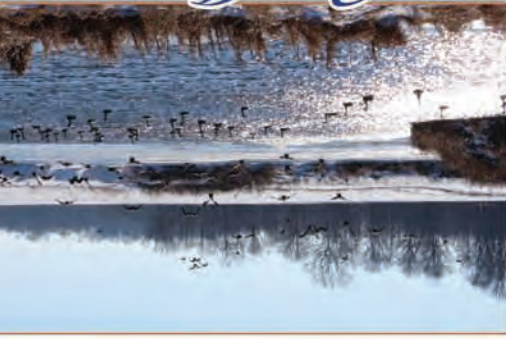
APRIL 2013							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30					



950 N. Liberty Drive  
 Columbia City, IN 46725  
 260-244-7606 • 800-451-2709  
 AUCTION MANAGERS:  
 Gannon Troutner 574-354-7822  
 Gary Bailey 1-800-659-9759  
 #AC63001504  
 #AU0920000, #AU1100010  
 800-659-9759 • 574-354-7822

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# Argos, Indiana 476± ACRES

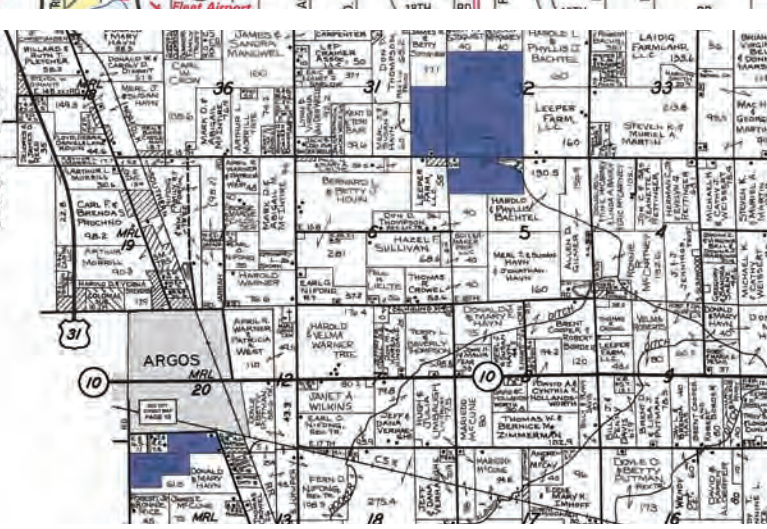
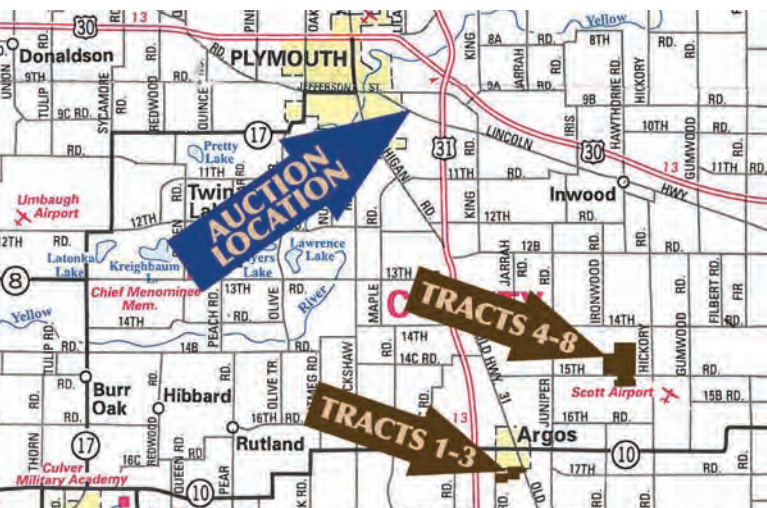
## Real Estate Auction

MONDAY, APRIL 8 • 6:00PM

*Inspections:*  
Call the sale managers  
for private inspections.

**PROPERTY LOCATION:** Tracts 1-3 at the intersection of SR 10 and Michigan Road in Argos, turn south on Michigan Road 1/2 mile to 17th Rd. Tract 1 on 17th Rd. and Michigan Rd. For Tracts 2 & 3 turn west on 17th Rd. to Kenilworth then turn south. **Tracts 4-8**, from the intersection of US 31 & SR 10, turn east 1.5 miles on SR 10 through Argos to Juniper Rd. then turn north 1.5 miles to 15th Rd. turn east 1 mile.

**AUCTION LOCATION:** At Christos Banquet Center, 830 Lincolnway East, in Plymouth, Indiana.



**TRACT INFORMATION:**

**TRACT #1:** 33 +/- acres. All tillable productive land with road frontage on 17th Rd. and Michigan Rd. on the south edge of Argos. Excellent investment potential.

**TRACT #2:** 42 +/- acres. All tillable productive land, road frontage on Kenilworth Rd. adjoins Tract #1 on the south.

**TRACT #3:** 8 +/- acres. Nearly all wooded, hunting, recreation, or potential building site, with road frontage on Kenilworth Rd.

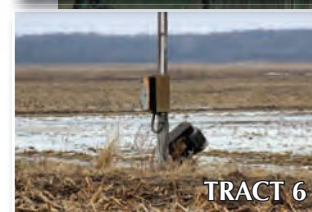
**TRACT #4:** 78 +/- acres. Nearly all tillable with open ditches, home, buildings and bins are not included with this tract.

**TRACT #5:** 80 +/- acres. All tillable productive land, with open drainage ditches with crossovers

**TRACT #6:** 80 +/- acres. All tillable productive land, open drainage ditches and lift pump with agreement with Buyer of Tract #5

**TRACT #7:** 80 +/- acres. **Swing Tract:** This tract may only be purchased by an adjoining landowner or in combination with Tract #5 and / or Tract #6. Approximately 73.5 tillable acres and 6.5 wooded acres.

**TRACT #8:** 75 +/- acres. Approximately 64 tillable acres with the balance in open ditches and pond with abundant water fowl habitat. Water from the drainage ditches and lift pump on Tracts 4-7 drain into the ditch and pond on this tract.



**Bid your price on your choice of any tract or any combination of tracts.**



SOIL TYPES	
Symbol	Soil Name
ReyA	Rensselaer loam
SdzA	Selfridge-Crosier complex
RopA	Riddles-Oshemo fine sandy loams
RoqB	Riddles-Metea complex
RoqC2	Riddles-Metea complex
WtbA	Whitaker loam

SOIL TYPES	
Symbol	Soil Name
HtbAN	Houghton muck, drained
AbhAN	Adrian muck, drained
MhbA	Maumee mucky loam fine sand
EchAN	Edwards muck, drained
GczA	Gilford sandy loam
BshA	Brady sandy loam
OlcC2	Oshemo sandy loam
CnbB	Coloma sand

**OWNER: HAROLD GARDNER ESTATE**

**SALE MANAGERS:**  
Gannon Troutner  
574-354-7822  
and Gary Bailey  
1-800-659-9759

**SCHRADER**  
Real Estate and Auction Company, Inc.  
**800-659-9759**  
**GaryBaileyAuctions.com**

**TERMS AND CONDITIONS**

**PROCEDURE:** Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.  
**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

**APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.  
**DEED:** Seller will provide a Personal Representatives deed.  
**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of the purchase price.  
**CLOSING:** Closing shall take place within 30 days

of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing. Closing is subject to court approval.  
**POSSESSION:** At closing on Tract #3. The tillable land is rented for the 2013 crop year, the buyer of tillable land shall receive a credit at closing of \$200.00 per acre to be given at closing.  
**REAL ESTATE TAXES:** The Seller shall pay the 2012 real estate taxes, due in 2013. The Buyer shall pay all taxes thereafter.  
**DITCH ASSESSMENTS:** The Buyers shall pay the 2013 ditch assessments due in May.  
**SURVEY:** The Seller shall determine any need for a

new survey. There shall be no survey on any tracts, except on Tract #3, if it is sold separately there shall be a new survey.  
**EASEMENTS:** The sale of the property is subject to any and all easements of record.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made

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**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**