

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 6 individual tracts and as a total 122± 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



P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725
800-451-2709
260-244-7606
Auction Manager: Ritter Cox
#AC63001504, #AU08600254

JUNE 2014						
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

LAND AUCTION

- Productive Tillable Farmland
- Potential Home Site
- SR 114 Frontage - Minutes to Ft. Wayne
- 54' X 80' Morton Building
- 2011 Brock Grain Bin

WHITLEY CO., IN



TUESDAY, JUNE 24
AT 6:00 PM

offered in 6 tracts

122± acres



WHITLEY CO., INDIANA

Offered in 6 Tracts



Follow us on:

122± acres

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 Seller. Tracts bid in combinations shall receive a primer survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTY: 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, ability 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.

ED MATERIAL OR ANY OTHER ORAL STATEMENTS.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession at closing subject to possible removal of 2011 Brock Grain Bin.

REAL ESTATE TAXES: Buyer shall assume the 2014 real estate taxes due in 2015. Buyer shall assume any 2014 Ditch Assessments due Spring 2015.

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

tion, 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, ability 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.





122± acres

Offered in 6 Tracts

122± acres

AUCTION

TUESDAY, JUNE 24 • AT 6:00 PM

ALSO SELLING FARM EQUIPMENT AND MISC. ITEMS ON JUNE 14, 2014 AT 9:30 AM.

Auction Location:

ST. CATHERINE'S CHURCH FELLOWSHIP HALL, 1 mile north of St. Rd. 114 on St. Rd. 9.

Property Location:

From Intersection of St. Rd. 9 & St. Rd. 114 southern Whitley County, travel west 1 mile to Meridian Road then north 1/2 mile to Tracts 2 & 3 or travel 1 1/2 west of St. Rd. 9 on St. Rd. 114 to Tracts 1, 4 & 5.

Tract Descriptions

TRACT 1: 37.5± ACRES of productive tillable farmland with high percentage Pewamo and Haskins soils, remainder is Blount.

TRACT 2: 29± ACRES of productive tillable farmland. Very level with frontage on Meridian Road. Combine with "swing" Tract 4 for productive 55 acres.

TRACT 3: 27± ACRES of very productive tillable farmland. Mermill and Pewamo soils are high percentage of this tract.

TRACT 4: 26± ACRES "SWING" TRACT. Very productive tillable farmland. Needs to be combined with Tracts 1, 2 or 3 or bid on by an adjoining landowner. Investigate all possibilities.

TRACT 5: 2.5 ACRES. Possible home site. This tract includes a 54'x80' Morton pole building and well. Frontage on St. Rd. 114 which provides easy State Road access from Fort Wayne. 2011 Brock grain bin which is located on Tract 5 in this auction is being offered to be removed.

TRACT 6: 2011 BROCK 6684 BU. 24'x7 ring drying bin, full floor, Brock AX 24-712 fan and heater, DMC Destination III double auger stirator, bin sweep, approximately \$32,000 new cost. Bid on Tract 6 to remove bin by August 31, 2014 or combine with Tract 5 to include bin with land not to be removed.

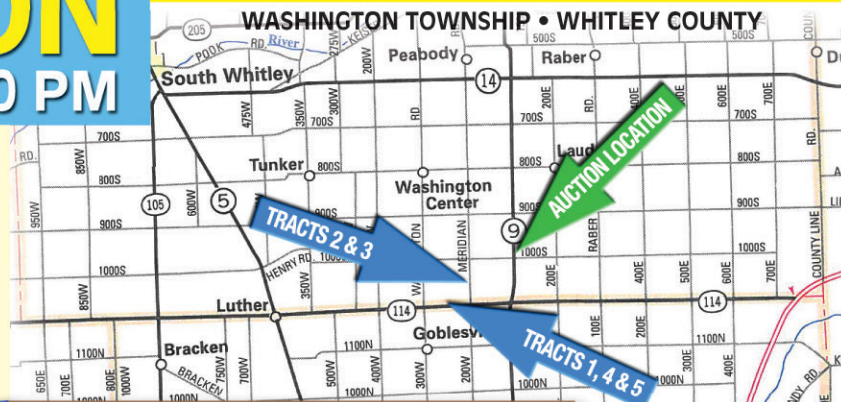
Walk over inspections welcomed.
Buyer will receive 2014 crop income.



ST. RD. 114 FRONTAGE



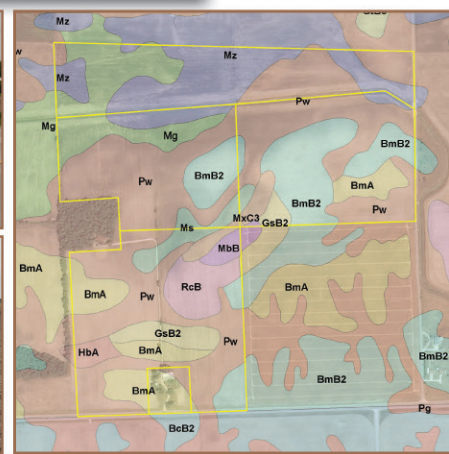
SWING TRACT 4



INSPECTION DATES:
Sunday, June 8th or
Sunday, June 22nd
1:00 - 3:00 PM
Meet a representative
on Tract 5



SOIL MAP	
Soil Symbols	NAME
Pw	Pewamo silty clay loam
BmB2	Blount silt loam
Mz	Muskego muck
BmA	Blount silt loam
Mg	Mermill loam
RcB	Rawson sandy loam
GsB2	Glynwood loam
Ms	Milford silty clay loam
MxC3	Morley clay loam
HbA	Haskins loam
MbB	Martinsville loam



AUCTION LOCATION

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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

OWNER:
Verlin "Buck" Gamble Estate

AUCTION MANAGER:
Ritter Cox
260-244-7606 (office)
260-609-3306 (cell)

800-451-2709 www.schraderauction.com

