

# real estate AUCTION

TUESDAY, MAY 19 • 6:00 PM  
at the Porter County Expo Center in Banquet Room #2

- Great Investment Property
- Potential Building Sites
- Pole Building
- Productive Tillable Land

PORTER COUNTY, IN • Porter Township • South of Valparaiso

±  
**175**  
Acres  
2 TRACTS



800-659-9759 • 260-417-4838  
GaryBaileyAuctions.com • SchraderAuction.com

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#AC3001504, #AU09200000  
AUCTION MANAGER: Gary Bailey  
260-244-7606 • 800-451-2709  
Columbia City, IN 46725  
950 N. Liberty Drive



- Productive Tillable Land
- Pole Building
- Potential Building Sites
- Great Investment Property

±  
**175**  
Acres  
PORTER CO., IN • Porter Twp.



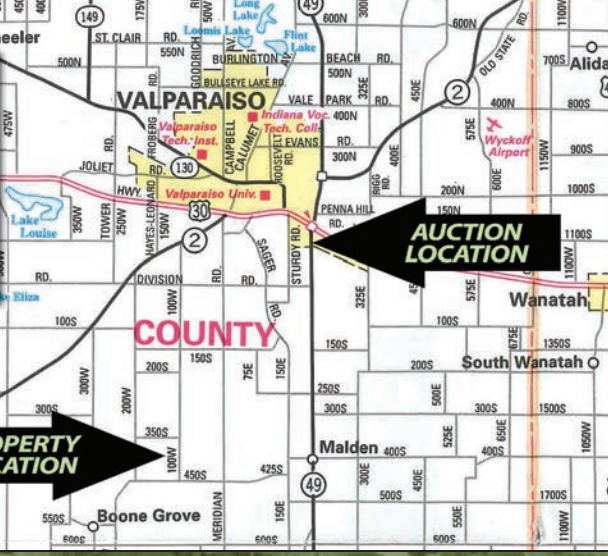
**TERMS AND CONDITIONS**  
PROCEDURE: Tracts 1 & 2 will be offered in individual tracts or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.  
DOWN PAYMENT: 10% of the accepted bid as down payment on the day 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.

**DEED:** Seller shall provide a Trustees deed. Insurance in the amount of the purchase price. **CLOSING:** Closing shall take place 15 days after proof of merchantable title.  
**POSSESSION:** After harvest of crops.  
**REAL ESTATE TAXES:** Taxes shall be pro-rated to the day of closing. Buyer pays all taxes thereafter.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.  
**ACREAGE:** All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** There shall be no new surveys, the property has existing legal descriptions. **EASEMENTS:** The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTY:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Tract acreage has been estimated based on aerial photographs. 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. 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 its accuracy, errors, or omissions is assumed for the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration

of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.





# 115<sup>±</sup> Acres

Porter County, IN  
Porter Township

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TUESDAY, MAY 19  
at 6:00 PM

**PROPERTY LOCATION:** From US 30 travel south on SR 49 to Division Road (at the Porter County Expo Center) turn west 3 miles to CR 100 W then turn south 3.5 miles to the property on the west side of CR 100 W.

**AUCTION LOCATION:** At the Porter County Expo Center in Banquet Room #2. Just south of US 30 on SR 49.

### TRACT INFORMATION:

#### TRACT #1:

**55± Acres**, mostly productive tillable land, potential building site, road frontage on CR 100 W. 80'x104' pole building, great for storage, potential horse property.



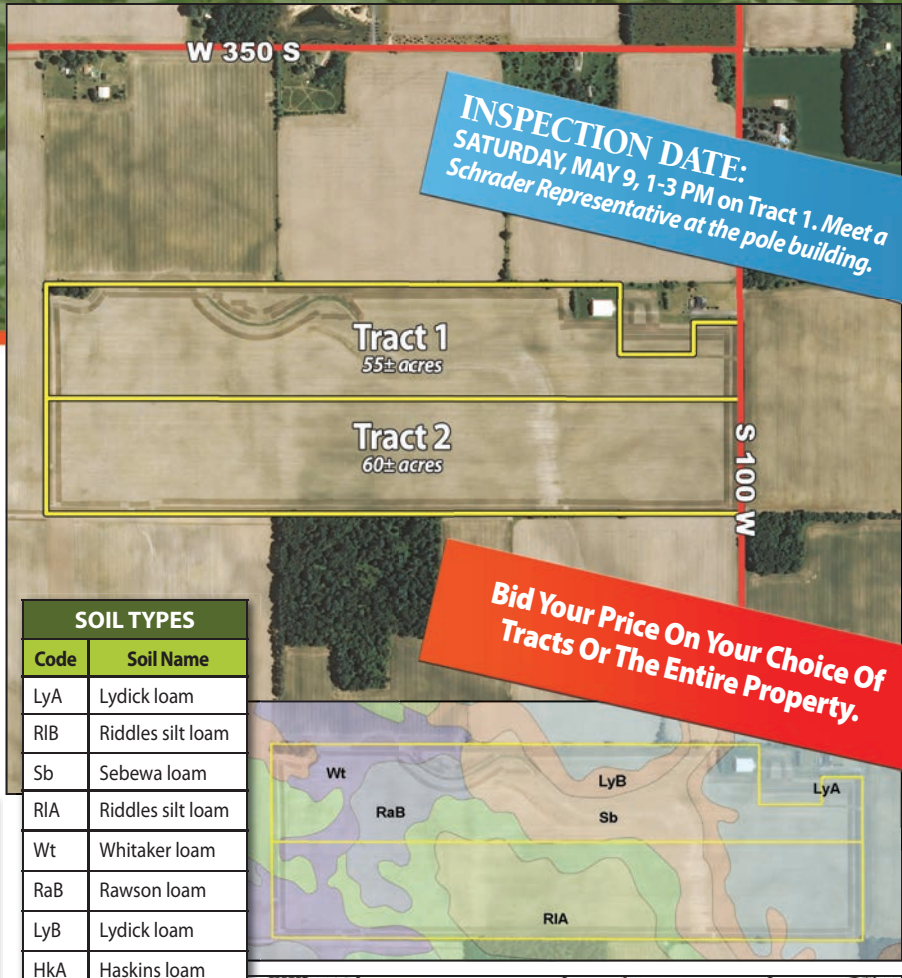
**TRACT #2: 60± Acres**, all tillable land, and potential building site with frontage on CR 100 W.

Buyers of tillable land shall receive a credit at closing for tillable acres on each tract of \$225.00 per tillable acre.

**OWNER: THE THELMA STREIFLER TRUST**

**SALE MANAGER:** Gary Bailey, 260-417-4838 or 800-659-9759

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



SOIL TYPES	
Code	Soil Name
LyA	Lydick loam
RIB	Riddles silt loam
Sb	Sebewa loam
RIA	Riddles silt loam
Wt	Whitaker loam
RaB	Rawson loam
LyB	Lydick loam
HKA	Haskins loam

