

## TERMS AND CONDITIONS

**PROCEDURE:** Tracts 1-5 will be offered in individual tracts, and in any combination of these 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% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **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:** At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. This agreement is available for your review in your Bidder's Packet. The terms of this agreement and addendum are non-negotiable.

**DEED:** Seller shall provide a Trustee's deed and Owner's Title Insurance Policy.

**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.

**CLOSING:** Balance of purchase price is due in cash at closing, which will take place within 30 days of presentation of insurable title. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Taxes shall be pro-rated to date of closing.

**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:** 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 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 and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

**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. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. 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, inquires, 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. 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.

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

# AUCTION 165.5± FARM LAND

East Allen County, Indiana  
Jackson Township • Monroe Township

**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*

7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:

JERRY EHLE

260-749-0445 | 866-340-0445

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CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725  
SchraderAuction.com

Follow us on:   

**866-340-0445**

**SchraderFortWayne.com**

DECEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	
6	7	8	<b>9</b>	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		



East Allen County, Indiana  
Jackson Township • Monroe Township



Wednesday,  
**December 9 @ 6:00 PM**

*Very Productive Tillable,  
Mostly Hoytville Soils*



ONLINE BIDDING  
AVAILABLE



in Cooperation with Dave Nice,  
Harvest Farm Management

**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*

**Wednesday, December 9 @ 6:00 PM**



**Auction held at Monroeville Park Pavilion.  
421 Monroe Street, Monroeville, Indiana**



**TRACT 2**



**TRACT 1**



**TRACT 3**



**TRACT 4 & 5**

**PROPERTY LOCATIONS:** Tracts 1-3 located in Jackson Township, at northwest corner of Howe and Moore Roads. Tracts 4 & 5 located in Monroe Township, on Morgan Road, 1/2 mile south of Monroeville Road.

**TRACT 1: 40 ACRES±**, located directly at the corner of Moore and Howe Roads. It is all tillable with a combination of mostly Hoytville soils with some Nappanee silty clay loams. This tract adjoins tract 2 from the south.

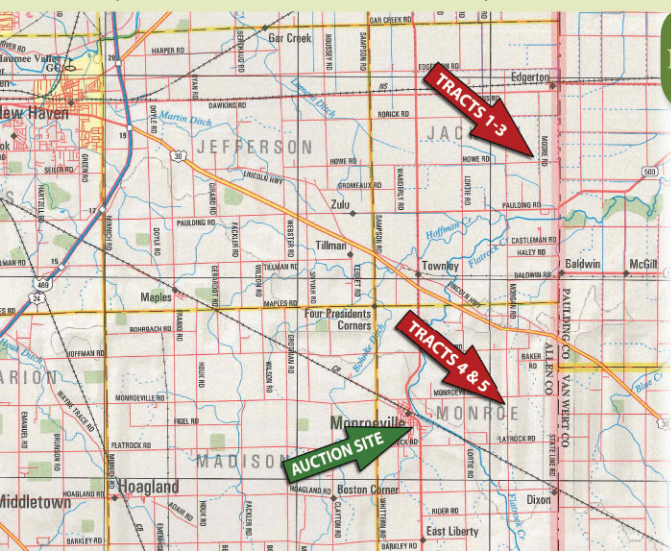
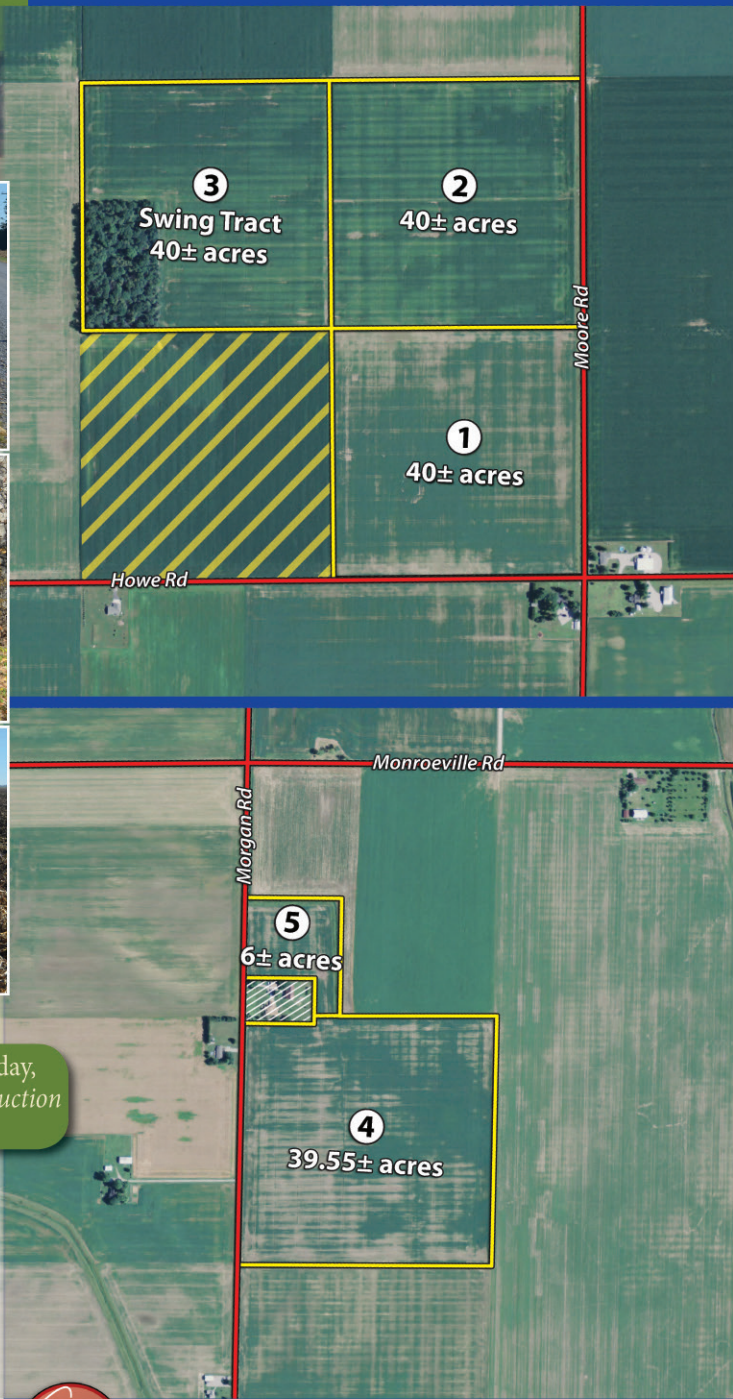
**TRACT 2: 40 ACRES±**, located with frontage along Moore Road and lies adjacent to Tract 1. It is all tillable and level with mostly Hoytville silty clay soils.

**TRACT 3: 40 ACRES± SWING TRACT**, located adjacent to the west of Tract 2. This tract can only be bid on in combination with Tract 2 or by an adjacent land owner. It is all level mostly tillable except for approximately 6.4 acres of woods on the southwest corner.

**COMBINE TRACTS 1 - 3 FOR A RARE 120 CONTIGUOUS ACRES!**

**TRACT 4: 39.55 ACRES±**, located along Morgan Road, 1/2 mile south of Monroeville Road. It is all tillable, and is mostly Hoytville soils with some Rawson loam and a few acres of Blount silt loam.

**TRACT 5: 6 ACRES±**, located north of Tract 4 with frontage along Morgan Road. There is a small extension that wraps around the existing homestead and adjoins Tract 4. This tract is all Hoytville soils. This offers an excellent potential country building site!



**PREVIEW:** Meet a Schrader Representative at Tract 1 on Monday, November 16 • 4-6PM. Walk over Previews are Permitted. Call Auction Office for Additional Maps and Information.

**SELLER:** PNC Bank, National Association of Trustee of the Prophet Sisters Foundation  
**AUCTION MANAGER:** Jerry Ehle  
*In Cooperation with Dave Nice, Harvest Farm Management*  
**260-749-0445 • 866-340-0445**  
**www.SchraderFortWayne.com**



**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*  
**Harvest Farm Management**  
**419-399-2456**



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.