

**TERMS & CONDITIONS**

**PROCEDURE:** This property will be offered in 2 individual tracts & as a total 70± acres. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & are capable of paying cash at closing.  
**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance

policy in the amount of the purchase price.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Seller will pay 2019 taxes due and payable in 2020 by giving the Buyer a credit at closing based off of the most current tax bill.  
**ACREAGE:** All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on aerial photos & the current legal description.  
**SURVEY:** The Seller(s) 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(s) & 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 & surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Wednesday, January 22 • 6pm | Whitley County, IN

# REAL ESTATE AUCTION



**70±**  
Acres Offered in 2 Tracts

**AUCTION MANAGER:**  
Ritter Cox • 260.609.3306  
AC63001504, AU08600254

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**Corporate Headquarters:**  
950 N Liberty Dr., Columbia City, IN 46725  
800.451.2709 • www.SchraderAuction.com

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# REAL ESTATE AUCTION

**70±**  
Acres Offered in 2 Tracts

- Tillable & Wooded Land
- Possible Building Sites
- 2020 Farming Rights

ONLINE BIDDING AVAILABLE



800.451.2709 • [SCHRADERAUCTION.COM](http://SCHRADERAUCTION.COM)



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**70±**  
Acres Offered in 2 Tracts

# REAL ESTATE AUCTION



**LOCATION:** From intersection St. Rd. 9 & St. Rd. 14, south of Columbia City, travel east on St. Rd. 14 approx. 4 miles to Co. Rd. 500E, then south (right) on 500E approx. 1.5 mile to property. From Ft. Wayne, travel west on St. Rd. 14, approx. 8 mile to Co. Rd. 500E, then south (left) approx. 1.5 mile to property.

**AUCTION LOCATION:** Saturn Christian Church Reception Hall • 6731 E 800 S, Columbia City, IN

**TRACT 1: 27± ACRES**, mostly level tillable land w/ approx. 8± acres wooded. Soils are Pewamo, Blount, small amount of Walkkill. Productive soils with diversability. Frontage on 500E.

**TRACT 2: 43± ACRES**, gently rolling tillable land. Soils are Pewamo, Blount and Muskego. Productive soils. Combine with Tract 1 for 70± acre of farmland w/ income.



Tract 1



Frontage on 500 E



Tracts 1 & 2



Tract 1 Woods

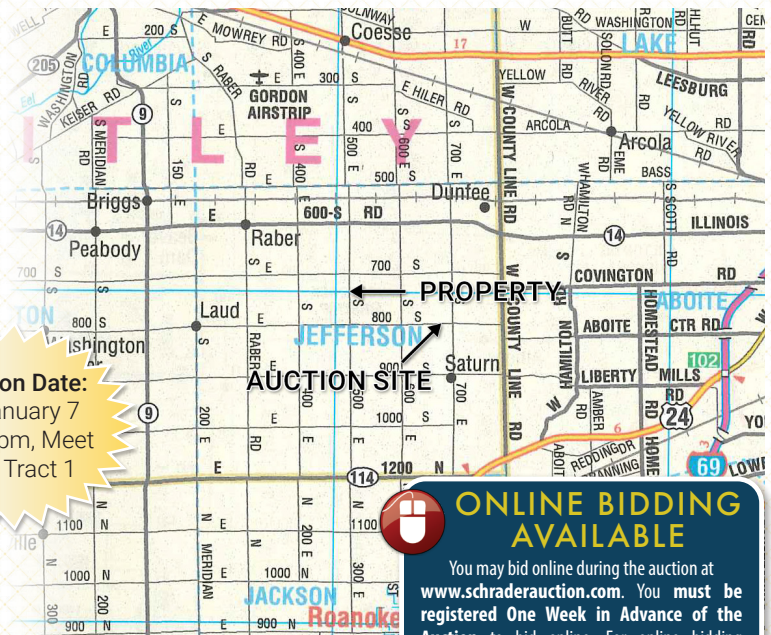


Tracts 1 & 2



Tract 2

**Inspection Date:**  
Tue., January 7  
from 4-6pm, Meet  
Rep on Tract 1



**OWNERS:** Donald Esterline, Al Esterline, & Dorothy McCoy  
**SALE MANAGER:** Ritter Cox • 260.609.3306



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**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 Schradler Auction Co. 800-451-2709.