

Terms and Conditions

PROCEDURE: Tracts 1 & 2 will be offered in individual tracts, & in the combination of these tracts as a total unit. There will be open bidding on each tract & the combination 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, & 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 & Addendum. Seller reserves the right to reject any & all bids. The terms of the agreement & addendum are non-negotiable.

DEED: Seller shall provide a Trustees Deed & 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. The target date for closing will be 30 days after the auction. The cost for an insured closing will be shared

50/50 between Buyer & Seller.

POSSESSION: At closing.

REAL ESTATE TAXES: Seller shall pay all 2020 taxes due in 2021 & Buyer will pay all thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey is being completed. Costs of the survey will be split 50/50 between Buyer(s) & Seller. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.

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 & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & 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 & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, &

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, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**

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RC20-088

Monroe Twp., Allen Co.
Monroeville, IN

Land Auction

Monday, 6:00pm
December 14
held at Monroeville Community Park

115[±] acres
in 2 tracts

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Land Auction

Monroeville, IN • Allen County
Sections 19 & 30, Monroe Twp.

Good
Tillable
Acres

Wooded
Acres

Productive
Soils

Good Road
Frontage

115[±] acres
offered in 2 tracts

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THE ORIGINAL
**MULTI-TRACT
AUCTIONS**

TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

Monday, 6:00pm
December 14
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Land Auction

Monroeville, IN • Allen County
Sections 19 & 30, Monroe Twp.

115± acres

offered in 2 tracts

Monday, December 14 • 6:00pm

held at Monroeville Community Park • Online Bidding Available
AUCTION SITE ADDRESS: 421 Monroe Street, Monroeville, IN



TRACT 1: 75± acres - Located in section 30 Monroe Township, 20300 Block of Hoagland Road, just west of Hwy 101. This tract has approximately 450' frontage on the Hoagland Road. Approximately 9 acres of woods on this parcel and some grasslands surrounding the woods. The soils are mostly Blount Silt Loam and Pewamo Silty Clay.

TRACT 2: 40± acres - Located in section 19 Monroe Township, at the intersection of Whittern and Hoagland Roads. This tract has approximately 1350' of frontage on both Hoagland and Whittern Roads. The Brown Drain cuts diagonally across the northwest portion of this farm with some flood plain areas along the Brown Drain. The soils are mostly Blount Silt Loam and Pewamo Silty Clay.

INSPECTION DATE:

Monday, November 30
from 4:00-5:30pm

SELLER: Loretta McNeal Estate



AUCTION MANAGER MIKE ROY
260.437.5428

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