

AUCTION TERMS & CONDITIONS: The property will be offered in 6 individual tracts, any combination of tracts and as a total 105± acre unit. 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 be made in the form of cash, 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.

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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the tracts 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

105± LAND AUCTION

offered in 6 tracts
acres with Home
Wellb County, Indiana

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
AL PFISTER, 260-760-8922
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AC63001504, AU09200264



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NOVEMBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

LAND AUCTION

Wellb County, Indiana
Friday, November 5 • 10:00 am

105± acres with Home

offered in 6 tracts

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Wells County, Indiana

LAND AUCTION

Friday, November 5 • 10:00 am

105± acres with Home

offered in 6 tracts

AUCTION LOCATION: Held at Montpelier Civic Center, 339 S. Main St., Montpelier, IN 47359.

PROPERTY LOCATION:

From Warren, IN: Travel 5 miles east on SR 218 to CR 600W (Mt. Zion), travel 3.5 miles south to property.

From Montpelier, IN: Travel 3 miles west on SR 218 to CR 200E, travel north 3.5 miles to property.

TRACT DESCRIPTIONS:

TRACT 1: 38± ACRES, mostly tillable and mostly Haskins, Haney, Rensselaer & Eldean soils. Frontage on CR 900S.

TRACT 2: 15± ACRES, mostly tillable and mostly Rensselaer, Haskins & Millgrove soils.

TRACT 3: 27± ACRES has woods with 25 feet deeded access from CR 600W.

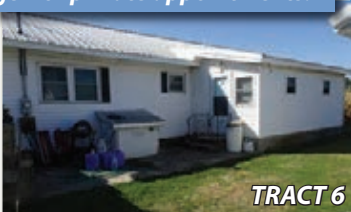
TRACT 4: 5± ACRES has an existing well & septic system, with access from CR 900S.

TRACT 5: 10± ACRES located north at CR 900S.

TRACT 6: 10± ACRES with 9± acres tillable. Soils are mainly Haskins & Coesse. Improved with a 3 bedroom, 1 bath, 1,180 square foot Manufactured Home.

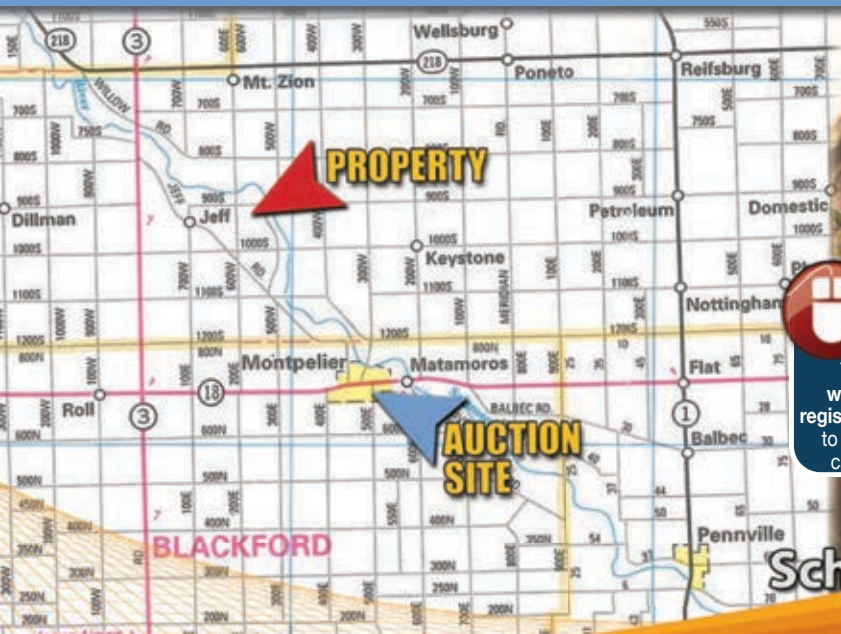


INSPECTION DATES:
Tuesday, October 19 • 3:00pm – 5:00pm
Saturday, October 30 • 10:00am – 12:00pm
Or call the Auction Manager for private appointments.



OWNERS: Robert Graves, Dardanella Falls & Cheryl Romine

AUCTION MANAGER: Al Pfister, 260-760-8922



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 Schrader Auction Co. - 800-451-2709.

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