

TERMS & CONDITIONS

PROCEDURE: Tracts 1 & 2 will be offered as individual tracts, or as a total unit. There will be open bidding on both tracts & the combination during the auction as determined by the auctioneer. The property will be sold 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 this agreement & addendum are non-negotiable.

DEED: Seller shall provide a Warranty 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, which will take place approximately 30 days after the auction, on or before April 29, 2022. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing.

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: 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 & 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.

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, 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 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 an 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.**

Real Estate Auction

Fremont, Indiana
Steuben County

March	SU	M	TU	W	TH	F	SA
			1	2	3	4	5
	6	7	8	9	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30	31		

39.6± Acres

Offered in 2 Tracts

Wednesday, March 30 • 6pm



Auction Mngr: Jerry Ehle • 260.410.1996

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Real Estate Auction

Fremont, Indiana
Steuben County

39.6± Acres

Offered in 2 Tracts

Wednesday, March 30 • 6pm

- 1½ Story Home on Full Basement with Pond & Woods
- Private, Scenic Country Home
- Tillable & Wooded Acreage
- Breathtaking Sunset Views
- Abundance of Wildlife
- Excellent Hunting!

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Real Estate Auction

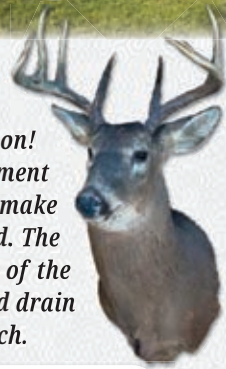
Fremont, Indiana
Stevenson County

Wednesday, March 30 • 6pm

39.6± Acres Offered in 2 Tracts



This property is a rare find for the Hunting Enthusiast & Outdoorsman! It offers excellent year round recreation! There are currently no government programs. The tillable acreage would make a very productive hay field, if planted. The Griffith Open Ditch is the boundary of the two tracts. It will have a 75' regulated drain easement on each side of the ditch.



**OPEN HOUSE
DATES:** Sat, March
12 from 10am-1pm
& Sun, March 20
from 2-4pm

AUCTION LOCATION: American Legion Cassel Post 257 • 301 S. Wayne St, Fremont, IN 46737

PROPERTY LOCATION: 4985 N 600 E, Fremont, IN 46737 • From downtown Fremont, head east on SR 120 for approx. 1.5 miles, turn right/south onto 600 E. Property will be on the right/west side of 600 E. Approx. 1 mile south of SR 120.



**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.



TRACT 1 - 4 BED, 1½ STORY HOME ON 21.7± ACRES W/ FULL BASEMENT, OUTBUILDINGS, POND, WOODS: • Open Kitchen, completely updated in 2016 w/ all new appliances, vinyl wood floors, rustic hickory trim, countertop w/ breakfast bar, white distressed oak cabinets w/ abundant storage, & large pantry area w/ more storage • Large Dining room w/ Gas Fireplace & hearth room effect • Master Suite located on Main level. Master Bathroom includes large garden tub was updated w/ new vinyl tile in 2015 • Large, private Living Room • 3 spacious bedrooms on 2nd floor w/ large walk in closets & amazing views • Full bathroom on 2nd floor was updated w/ new vinyl tile flooring & new vanity w/ countertop in 2022 • Partially finished basement w/ sliding glass doors to a concrete patio & the outdoors. Also includes recreational area, wood burning fireplace w/ stone hearth & barn wood mantel, gorgeous barn wood bar, barn wood beam in living area, stone pillars, finished hunting closet w/ lock, three individual rooms w/ doors for laundry & utilities & storage, Lots of Storage!! Kenmore Elite washer & dryer installed in 2016, & new Morton water softener installed in 2022 • Beautiful covered porch extending across the entire front of the house w/ amazing sunrise views • Large elevated wood deck expanding the total length of the back of the house w/ the most unbelievable sunsets • All Kenmore Elite appliances installed in 2016 & to remain w/ the property. **To include:** Refrigerator, Gas Convection Oven, Dishwasher,

Over-Range Microwave, Washer, Gas Dryer, Electric Water Heater, Water Softener (installed 2022) • Home is heated & cooled w/ Gas Forced Air & Central Air Conditioning. New gas furnace & ductwork installed in 2019. New Central air conditioning unit installed in 2020 • Utilities include Well & Septic, New Water Softening system, & an owned 500 gal. Propane Tank • Home exterior is vinyl siding • **Outbuildings include:** 20x42 Steel Barn built in 2017 w/ a man door, roll-up overhead door, 100 amp electric service & large stalls; 20x30 detached Garage w/ electric service, several overhead lights, attic storage w/ pull down ladder & large work bench • **10± acres of wildlife grasses to include:** Canary 90%, Timothy 5%, & Clover 5% • **Abundance of Wildlife to include:** Deer, Rabbits, Turkeys, Sandhill Cranes, Blue Herons, Several species of ducks & birds & many many more wildlife guests • Great Mushroom hunting, Concord Grape Vines that have been harvested year after year, 1.2 acre pond stocked w/ Bluegill, Largemouth Bass, Walleye, Crappie & Channel Catfish & 3.5± wooded acres • New county drain tile installed across property in 2019 • Soil is black dirt & peat moss that makes for a bountiful garden.

TRACT 2 - 17.9± WOODED ACRES: • Tract has 590± of road frontage & is 1,300' deep • Unparalleled deer hunting w/ a mix of hardwoods & abundant low growth bushes for perfect wildlife habitat/cover • Soils are houghton muck & peat moss that are great for more wildlife plots to be added!!

Seller: Joshua D. Pfeiffer

Auction Manager: Jerry Ehle • 260.410.1996

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