

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 43.5± 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 compete.

10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers check, 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: Successful bidder(s) will be required to enter into a purchase agreement 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: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Sellers shall provide Corporate Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways,

leases, easements of public record, & all other matters of public record.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing.

POSSESSION: After harvest of crops. Buyer(s) to receive 2023 crop rights.

REAL ESTATE TAXES: Seller to pay 2022 taxes due and payable in 2023. Buyer to assume all taxes thereafter.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "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, inquiries, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.

SCHRADER
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#ACE3001504, #AU08T01553, RC22-491

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Auction Manager:
Robert Mishler • 260.336.9750

OCTOBER	Sun	MON	Tue	Wed	Thu	Fri	Sat
							1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	30	24	31	25	26	27

STEUBEN COUNTY
43.5[±]
ACRES
IN 3 TRACTS

AGRICULTURE LAND & BUILDING SITE

INDIANA
Auction

MONDAY, OCTOBER 24 • 6PM



800.451.2709
SchraderAuction.com

STEUBEN COUNTY
43.5[±]
ACRES
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INDIANA
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MONDAY, OCTOBER 24 • 6PM AT SUTTON'S DELI, ANGOLA ONLINE BIDDING AVAILABLE

SCHRADER
THE ORIGINAL
MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

STEBEN COUNTY

AGRICULTURE LAND & BUILDING SITE

INDIANA

Auction

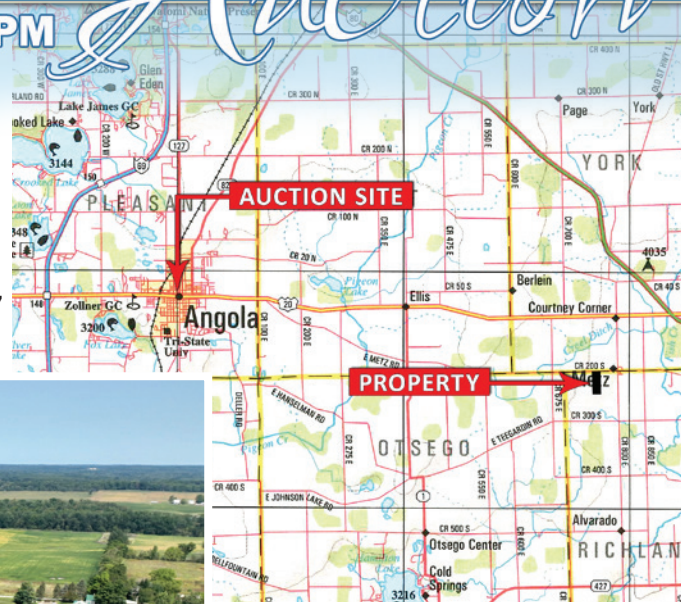
MONDAY, OCTOBER 24 • 6PM

43.5[±] ACRES IN 3 TRACTS



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 more information call Schrader Auction Co. - 800.451.2709.



AUCTION SITE: Sutton's Deli 140 N Public Square, Angola, IN 46703

PROPERTY LOCATION: Travel 1 mile east of Angola on US 20 to Metz Rd, then approx. 6.5 miles on Metz Rd to property on south side of the road. Or 1/4 mile west of the town of Metz. **7575 E Metz Rd, Angola, IN 46703**



Inspections:
Wed, September 28
2:00-3:30 pm
Mon, October 17
4:00-6:00 pm



RICHLAND TOWNSHIP SECTION 13 • HAMILTON COMMUNITY SCHOOLS

SOIL TYPES - Mostly Whitaker Loam, Del Rey Silty Loam, Glynwood loam, Metea Loamy Sand, Wallkill Silt Loam

TRACT 1: 5± acres bare land, potential building site with 355 ft. of frontage on Metz Rd.

TRACT 2: 18.5± acres bare land all tillable with 120 ft. of frontage on Metz Rd.

TRACT 3: 20± acres tillable land with 405 ft. of frontage on Metz Rd.

OWNER: Emma Griffiths



Auction Manager

Robert Mishler

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THE ORIGINAL MULTI-TRACT AUCTIONS