

**AUCTION TERMS AND CONDITIONS:**

**PROCEDURE:** This property will be offered at oral auction in 4 individual tracts, any combination of tracts, and/or as a total unit. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

**DOWN PAYMENT:** A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of cashier's 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:** All successful bidders 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 rejection or acceptance.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price through Metropolitan Title Company.

**DEED:** Seller shall provide a Warranty Deed.

**CLOSING:** The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between buyer and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

**POSSESSION:** Possession is subject to the tenant farmer's rights to the 2022 crop harvest. The seller shall retain the 2022 crop income.

**REAL ESTATE TAXES:** The 2021 taxes payable in 2022 have been paid. The seller shall credit the buyer for the 2022 payable in 2023 taxes at closing based on the current taxes. Buyer is responsible for all taxes thereafter.

**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Please contact the auction manager to arrange walk over inspections. Further, Seller disclaims any and all responsibility for bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** New surveys will be completed only 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 shall be determined solely by the seller. Seller and successful bidders shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the sellers option and sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres and 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 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, including if any or all the auction tracts qualify for any kind of residential development. All tracts are being offered for recreational and farming purposes only. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The seller and 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 MADE.**



**Schrader**  
Real Estate and Auction Company, Inc.  
950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
#ACG3001504, #AU1070099, RC22-533

Follow Us and Get Our Schrader iOS App:

*Auction Manager:*  
**Jared Sipe**  
260.750.1553

**NOVEMBER**

Sun	Mon	Tue	WED	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	<b>16</b>	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

**REAL ESTATE AUCTION**  
DeKalb Co, IN • Fairfield Twp, Section 3

**WEDNESDAY, NOVEMBER 16**

**120± ACRES**

OFFERED IN 4 TRACTS AND COMBINATIONS



*Online Available Bidding*

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 Schrader Auction Company.

**800.451.2709**  
**SchraderAuction.com**

**REAL ESTATE AUCTION**

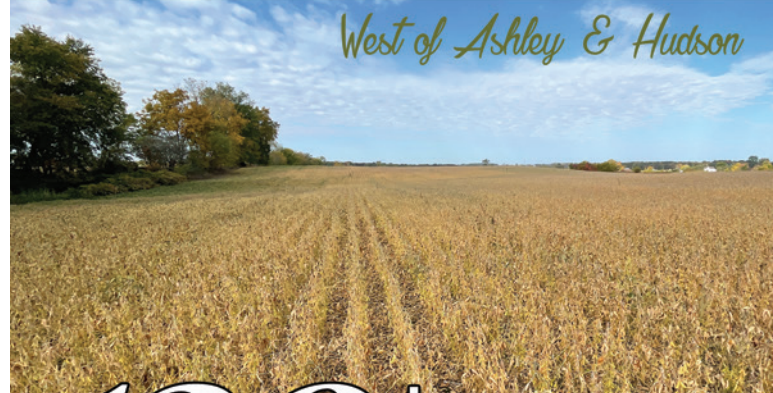
DeKalb County, IN • Fairfield Township, Section 3



**WED, NOVEMBER 16**

Held at DeKalb County Fairgrounds, Auburn, IN  
Auction Starts at 6pm • Online Bidding Available

*West of Ashley & Hudson*



**120± ACRES**  
OFFERED IN 4 TRACTS AND COMBINATIONS

TRACTS RANGE FROM  
20± ACRES TO 60± ACRES  
WOODED ACREAGE  
PRODUCTIVE TILLABLE LAND  
EXCELLENT ROAD FRONTAGE  
ACCESS ALONG STATE ROAD 4 & COUNTY ROAD 11





# REAL ESTATE AUCTION

DEKALB COUNTY, IN • FAIRFIELD TOWNSHIP, SECTION 3

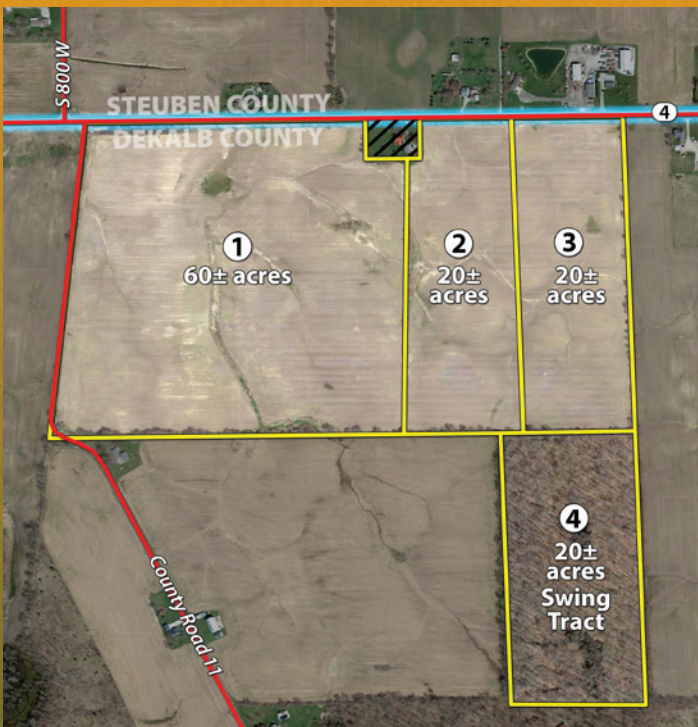
## 120± ACRES

Offered in 4 Tracts and Combinations

**PROPERTY LOCATION:** Located at the corner of State Road 4 and County Road 11 approximately 3 miles West of Ashley/Hudson on State Road 4.

**AUCTION LOCATION:** DeKalb County Fairgrounds 708 S Union St, Auburn, IN 46706. Auction will be held in the Middaugh Building (first building to the North as you pull in from S Union St).

**INSPECTIONS:** Please contact Auction Manager to arrange walk-over inspections.



**Owner:** Fifer Farm Partnership  
**Auction Manager:** Jared Sipe • 260.750.1553

WEDNESDAY, NOVEMBER 16 • 6PM Online Bidding Available

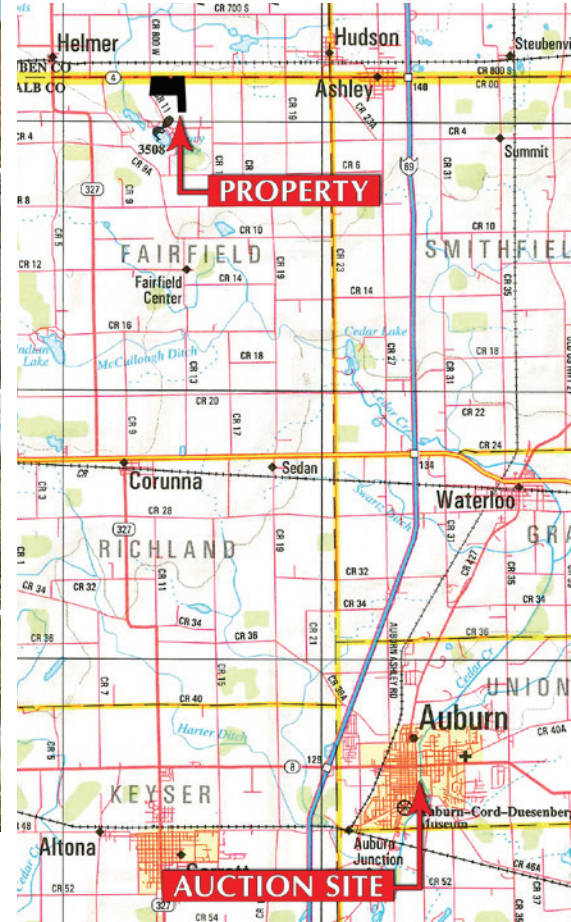
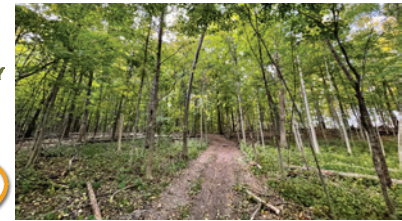


**Tract 1:** 60± acres of mostly tillable land and undulating topography. Soils consist mostly of Glynwood loam, Blount loam, and Pewamo silty clay. Excellent road frontage with access along State Road 4 and County Road 11.

**Tract 2:** 20± acres of mostly tillable land and undulating topography. Soils consist mostly of Blount loam. Excellent road frontage along State Road 4, featuring an owned gravel lane.

**Tract 3:** 20± acres of mostly tillable land and undulating topography. Soils consist mostly of Glynwood, Blount loam, and Pewamo silty clay. Excellent road frontage and access off of State Road 4.

**Tract 4:** 20± wooded acre "Swing Tract" that may only be purchased in combination with Tract 2 and/or 3, or an adjacent landowner. It is currently being logged with approximately 236 trees conveyed to Quality Hardwoods, Inc. and brokered by Crowe Forest Management. The removal is scheduled to be completed well before the auction, weather permitting. Please check with the auction manager for updates regarding the removal process.



**SHRADER**  
THE ORIGINAL MULTI-TRACT AUCTIONS

- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

**800.451.2709**  
**SchraderAuction.com**