

Terms and Conditions

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

PURCHASE DOCUMENTS: Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

PAYMENT TERMS: 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: Seller reserves the right to reject any and all bids. **DEED:** Seller shall provide a Personal Representative's Deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 45 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing, subject to tenant farmer's 2023 crops. The Sellers to receive the proceeds from 2023 crop.

REAL ESTATE TAXES: Seller shall pay all 2022 taxes due in 2023 and the 2023 taxes due in 2024 will be pro-rated to the date of closing. The Buyer(s) shall pay all thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing. **ACREAGE:** All acreage is approximate and 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 and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

TRACT MAPS: ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Health Department.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and 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 and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and 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, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.

Farm Land AUCTION

Southeast
Allen County

80[±] acres

Offered in 5 Tracts
or Combinations

- Productive Tillable Land
- Wooded Acres
- Potential Country Building Sites

Monday, August 28 at 6pm
held at the Monroeville Park Pavillion, Monroeville, IN



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

866.340.0445

SchraderFortWayne.com

Farm Land AUCTION



80± acres Offered in 5 Tracts or Combinations
 Productive Tillable Land • Wooded Acres • Potential Country Building Sites

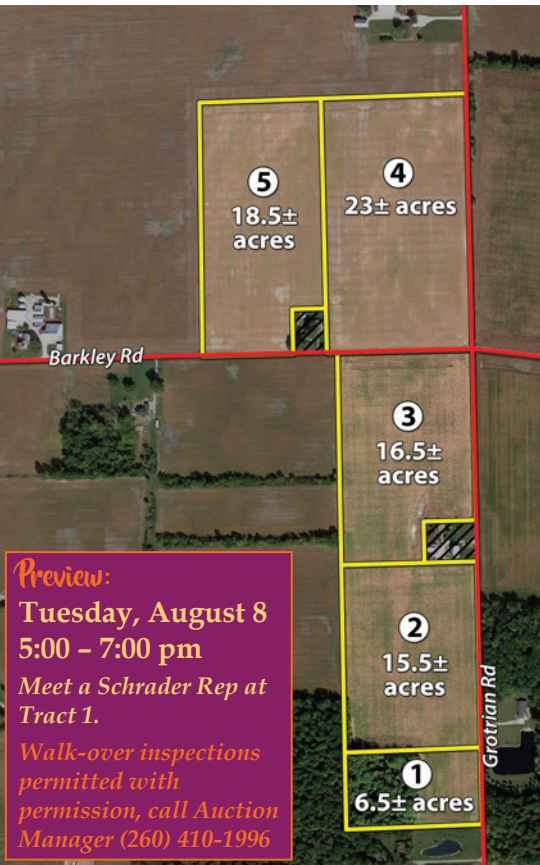
Monday, August 28 at 6pm

TRACT 1: 6.5± Acres – A Great Potential Building Site with approximately 400 feet of road frontage along Grotrian Rd. There is approximately 3.5 acres of woods that sets back of this tract, offering a beautiful back drop for a country home. The soils are Blount silt loam. There are some mature hardwoods within the woods. A small depression within the woods offers a watering hole for the deer and other wildlife.



Held at the Monroeville Park Pavilion
 421 Monroe St, Monroeville, IN
 Online Bidding Available
 The property is located at the corner of Grotrian Rd and Barkley Rd, Monroeville

TRACT 2: 15.5± Acres – with approximately 900 feet of road frontage and runs back nearly 700 feet. The soils are Blount silt loam. *Combine with Tract 1 for a 22+ acre estate site!*



TRACT 3: 16.5± Acres is a corner tract with over 800 feet of road frontage along Grotrian Rd and nearly 700 feet along Barkley Rd. The property wraps around the adjacent home in the middle. The soils are Blount silt loam.

Combine Tracts 1 - 3 for a total of 38.5± acres!

TRACT 4: 23± Acres also is a corner tract with over 700 feet of frontage along Barkley Rd and 1300 along Grotrian Rd. The soils are Blount silt loam.



TRACT 5: 18.5± Acres with over 400 feet of road frontage along Barkley Rd. It runs approximately 1300+ feet deep. The soils are Blount Silt loam.

Combine Tracts 3 and 4 for over 40 acres of productive tillable land!



SchraderFortWayne.com

Preview:
 Tuesday, August 8
 5:00 - 7:00 pm
 Meet a Schrader Rep at Tract 1.
 Walk-over inspections permitted with permission, call Auction Manager (260) 410-1996



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne

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Auction Manager: **Jerry Ehle**

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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.

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RC23-673

Farm Land AUCTION

Southeast
Allen County

80±
acres

Monday, August 28 at 6pm

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or Combinations