

Terms and Conditions

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts, and in combination of these tracts. There will be open bidding on these tracts and the combination during the auction as determined by the auctioneer. The property will be bid 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, AND 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 and Addendum. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Warranty deed and 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 on or before October 13, 2023. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Buyer(s) shall receive possession 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 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.

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

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. 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 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, expressed 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.

Premier Hunting Land AUCTION

Steuben County, IN
Hamilton

Monday, September 11 at 6:00pm

held at the DeKalb County Coonhunter's Club, Hamilton, IN • Online Bidding Available

27.41± acres

Offered In 2 Tracts or Combination



SCHRADER REAL ESTATE & AUCTION of Fort Wayne
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Auction Manager: Jerry Ehle
 260.410.1996 • jwehle@aol.com

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.

866.340.0445

SchraderFortWayne.com



Premier Hunting Land AUCTION

Steuben County, IN
Hamilton

27.41± acres

Offered In 2 Tracts or Combination

- Potential Building Sites
- Escape to Nature
- Lush Hardwood Trees

Monday, September 11 at 6:00pm

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
 VIRTUAL
 LIVE WITH ONLINE

held at the DeKalb County Coonhunter's Club, Hamilton, IN • Online Bidding Available

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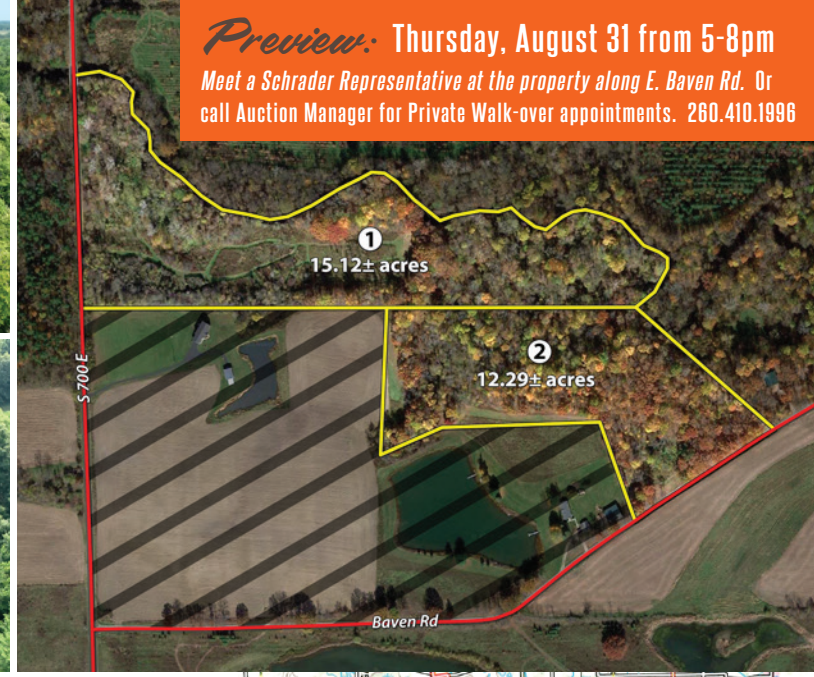
Premier Hunting Land

Steuben County, IN
Hamilton

AUCTION

27.41± acres
Monday, September 11 at 6:00pm
Online Bidding Available

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Preview: Thursday, August 31 from 5-8pm
Meet a Schrader Representative at the property along E. Baven Rd. Or call Auction Manager for Private Walk-over appointments. 260.410.1996

TRACT 1: 15.12± ACRES of Pristine Hunting in Northern Indiana! Boasting a beautiful location for a hunting cabin on a ridge overlooking Fish Creek. It offers some of the best deer and turkey hunting in the area. The creek is home to beaver, mink, and otter, adding to the rich wildlife experience. With lush hardwood trees and an insulated 8 x 8 permanent hunting blind, this land is an outdoor enthusiast's paradise.



TRACT 2: 12.29± ACRES of Prime Northern Indiana Wilderness and Pristine Hunting Land! This property offers not only a beautiful location for a hunting cabin, but also multiple potential home building sites on the ridge overlooking Fish Creek. With superb deer and turkey hunting opportunities, as well as a chance to observe and trap beaver, mink, and otter in the Fish Creek! This land is an outdoor enthusiast's paradise!



Superb Hunting with abundant deer and turkey populations make this a hunter's dream location! The Fish Creek meanders along the north property line and creates a perfect deer travel route. There are some maturing hardwoods throughout for potential investment!!



Create Lasting Memories and traditions with loved ones on these properties! Multiple potential building sites for your dream home or cabin! Smart Investment as there is the Potential for timber harvesting and high demand for hunting land!



Auction: DEKALB COUNTY COONHUNTER'S CLUB
7141 County Road 4A, Hamilton, IN
Property: 7700 Block of S. 700 E, Hamilton, IN
Also along E. Baven Rd.



SELLER: Philip A. Carper

Auction Manager: Jerry Ehle



260.410.1996

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