

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts & as a total 152± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide Trustee Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing subject to Tenant(s) rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections,

investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's 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, & proposed boundaries are approximate & have 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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder 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. Combination purchases will receive a perimeter survey only. Tract divisions are subject to the approval of the Adams County Building & Planning Department.

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

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. 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. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

AUCTION

Tuesday, November 14 • 6pm

152±
acres

Offered in 6 Tracts

NOVEMBER	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			

AUCTION MANAGER: Al Pfister
#AC63001504, #AU09200264

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800.451.2709 • www.SchraderAuction.com



Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725



AUCTION

Tuesday, November 14 • 6pm

Auction Held at Lehman Park Pavilion
212 Park Ave, Berne, IN

- Adams County - Berne, IN
- Productive Tillable Land
- Hunting & Recreation

152±
acres

Offered in 6 Tracts



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AUCTION

Tuesday, November 14 • 6pm

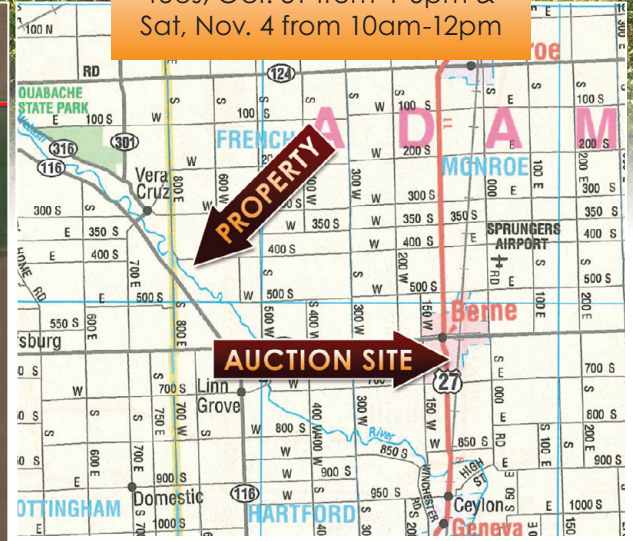
Auction Held at Lehman Park Pavilion
212 Park Ave, Berne, IN

152± acres

Offered in 6 Tracts



INSPECTION DATES:
Tues, Oct. 31 from 4-6pm &
Sat, Nov. 4 from 10am-12pm



AUCTION LOCATION: Lehman Park Pavilion,
212 Park Ave, Berne, IN 46711

PROPERTY LOCATION: From Berne, IN travel
2 miles north on US 27 to CR 400S, then west
5.25 miles to property.



TRACTS 4-6 OFFER 3,500± OF FRONTAGE ON THE WABASH RIVER!

TRACT 1: 29± ACRES 27± tillable w/ 640± frontage on CR 400S. Soils are Pewamo, Haskins & Blount.

TRACT 2: 29± ACRES 24± tillable w/ 640± frontage on CR 400S. Soils are Pewamo, Rawson & Blount.

TRACT 3: 22± ACRES of recreational land w/ 30' deeded access.

TRACT 4: 24± ACRES w/ 475' of frontage on CR 400S.

TRACT 5: 24± ACRES of recreational land w/ 560± frontage on CR 400S.

TRACT 6: 24± ACRES of recreational land w/ 1,020± frontage on CR 400S.
Tracts 2-6 are located in the Wetland Reserve Program. Contact Al Pfister for a list of allowable uses.

SELLER: Kaehr Family Trust **AUCTION MANAGER:** Al Pfister



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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 info, call Schrader Auction Co. 800-451-2709

