

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 11 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 137± 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.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 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 Warranty Deed(s).

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

**POSSESSION:** Possession will take place January 1, 2025 on Home,

Buildings and Land.

**REAL ESTATE TAXES:** Seller will pay all 2024 taxes payable in 2025. Taxes will be the responsibility of the Buyer(s) 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. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & 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. 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.**



**CORPORATE OFFICE:** 950 N. Liberty Dr.,  
Columbia City, IN 46725  
email: auctions@schraderauction.com

**AUCTION MANAGER:**  
**ROBERT MISHLER,**  
**260-336-9750**

AC63001504; AU08701553

# 137± acres

Offered in 11 Tracts or Combinations!

# Real Estate AUCTION

Fremont, IN • Steuben County

AUGUST 2024						
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	24
25	26	27	28	29	30	31



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- Beautiful Rolling Building Sites
- Farm Land
- Recreational
- Home and Farm Buildings

# 137± acres

Offered in 11 Tracts or Combinations!

# Real Estate AUCTION

Fremont, IN • Steuben County



**MONDAY, AUGUST 26<sup>TH</sup> • 6PM EST**

**800-451-2709 • SchraderAuction.com**



# 137<sup>±</sup> acres

Fremont, IN  
Steuben County

# Real Estate AUCTION

Offered in 11 Tracts or Combinations!

- Beautiful Rolling Building sites
- Farm Land
- Recreational
- Home and Farm Buildings

## MONDAY, AUGUST 26<sup>TH</sup> • 6PM EST

**AUCTION LOCATION:** American Legion Post 257, 301 S Wayne St, Fremont, IN 46737.

**PROPERTY LOCATION:** Located 2 miles west of Fremont, IN on SR 120, to Van Guilder Rd go north 1 mile to CR 660 then west 1 mile to Tract #1, 65 W 660 N, Fremont IN 46737.

**TRACT DESCRIPTIONS:**

**TRACT 1: 20± ACRES** with 2 story, 3 bedroom, 1 1/2 bath home, full set of dairy buildings with a feeding lot area and free stalls. 2 large Pole and Quonset barns with pasture/Hay ground and some wooded. Also has a farm pond with frontage on CR 660.

**TRACT 2: 16± ACRES**, mostly all tillable with some wooded ground in the back, this tract is slightly rolling, with frontage on CR 660.

**TRACT 3: 21± ACRES**, half of this tract is tillable with some wooded ground in the back, with frontage on CR 660.

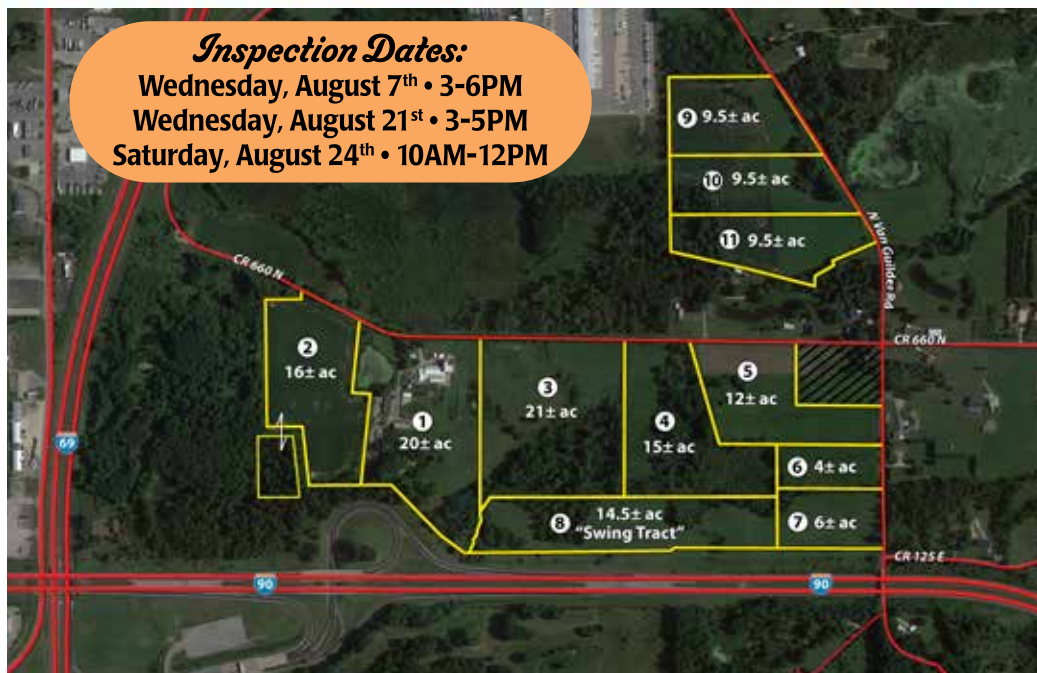
**TRACT 4: 15± ACRES**, with a nice hayfield and the balance of the tract is wooded and recreational ground, with frontage on CR 660.

**TRACT 5: 12± ACRES**, mostly all tillable, open ground has frontages on both CR 660 and Van Guilder Rd.

**TRACT 6: 4± ACRES**, all tillable, a nice rolling tract that would make a great building site, with frontage on Van Guilder Rd.

**SELLERS:** Gurtner Farms, LLC

**AUCTION MANAGER:** Robert Mishler, 260-336-9750



**Inspection Dates:**  
 Wednesday, August 7<sup>th</sup> • 3-6PM  
 Wednesday, August 21<sup>st</sup> • 3-5PM  
 Saturday, August 24<sup>th</sup> • 10AM-12PM

**TRACT 7: 6± ACRES**, mostly all tillable with some woods in the back and heavy fence rows. This tract is rolling, with frontage on Van Guilder Rd.

**TRACT 8: 14.5± ACRES, "SWING TRACT"**, mix of tillable ground and wooded. This "Swing Tract" must be purchased with an adjoining tract or by an adjoining landowner.

**TRACT 9: 9.5± ACRES**, mostly all tillable, with possible building site, and frontage on Van Guilder Rd.

**TRACT 10: 9.5± ACRES**, mix of wooded and open tillable ground, great building site, with frontage on Van Guilder Rd.

**TRACT 11: 9.5± ACRES**, open ground to the front with some woods in the back. Great building site, with frontage on Van Guilder Rd.



**ONLINE BIDDING AVAILABLE**  
 You may 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 Co. - 800-451-2709.



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