

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 65.34± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

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, & 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 Personal Representative Deed(s).

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

POSSESSION: Possession is at closing on Tracts 1 & 2, subject to harvest of 2024 crop. Possession of Tract 3 shall be January 31, 2025.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2026 & thereafter.

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.

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.**

Wabash County • North Manchester, IN

Monday,
October 21
at 6pm

65.34±
acres
Offered in 3 Tracts
or Combinations

Real Estate
Auction



Auction Manager:
Arden Schrader • 260.229.2442
#RB14015015, #AU01050022

Schrader Real Estate and Auction
Company, Inc. #BO090900079, #BO090700041,
#CO81291723, #AC63001504

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800.451.2709 • www.SchraderAuction.com



Corporate Headquarters:
950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725



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Real Estate
Auction

- 16± Acre Pond
- 31± Tillable Acres
- Wooded, Recreational, Hunting Land
- Home & Buildings
- Possible Building Sites

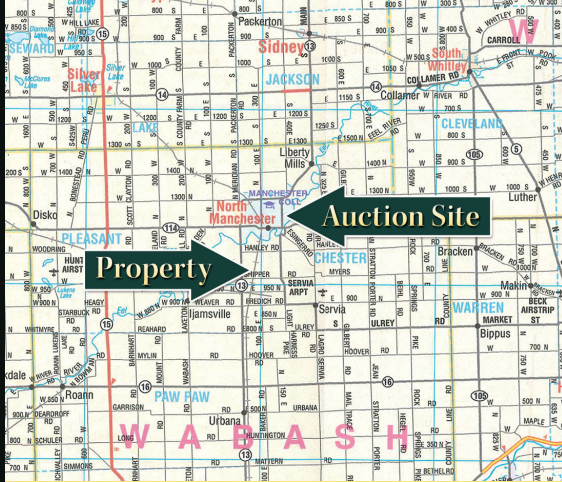


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Real Estate Auction



Auction Location: Thomas Marshall Town Life Center, 603 Bond St, North Manchester, IN 46962
Property Location: 406 E 1000 N, North Manchester, IN 46962 • From the intersection of SR 13 & SR 114 at North Manchester, take SR 13 south 2 mi. to Tract 1 & CR 1000 N, turn east & take CR 1000 N to Tracts 2 & 3.



Inspection Dates: Mon, Sep. 30 • 4-6pm & Sat, Oct. 5 • 9-11am
Meet the auction manager at the homesite on Tract 3



Tract 1: 36.04± acres with frontage on SR 13 & CR 1000 N. This tract has approximately 10± acres of tillable land & a 16± acre pond. Beautiful building sites with views of the pond, make this truly a one-of-a-kind property to create your own estate.

Tract 2: 26.3± acres with frontage on CR 1000 N. This tract offers approximately 17± acres of tillable ground & approximately 9± acres wooded recreational land. Beautiful building sites with hunting & recreation at your fingertips, as well as income producing tillable land. Investigate the potential.

Tract 3: 3± acres with 50' of frontage on CR 1000 N. This tract includes a 4 bedroom 2 bath country home with lots of privacy. There is a 24'x32' 3 car detached garage & a 40'x52' outbuilding for storage & all your hobbies. Combine with Tract 2 for additional acreage with room for horses, livestock, hunting & recreation. Come & investigate the possibilities.



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. - 800-451-2709.

Owner: Marvin Dziabis Estate
Auction Manager: Arden Schrader • 260.229.2442