

Real Estate AUCTION

- Next to Lancaster Park
- Across from Lancaster Elementary School
- Water & Sewer in the Area
(call for additional information)
- Zoned R1

79[±] acres

OFFERED IN 6 TRACTS



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

800.451.2709

SchraderAuction.com

Thursday, May 21 • 6pm

at Wells County 4-H Park, Bluffton, IN • Online Bidding Available



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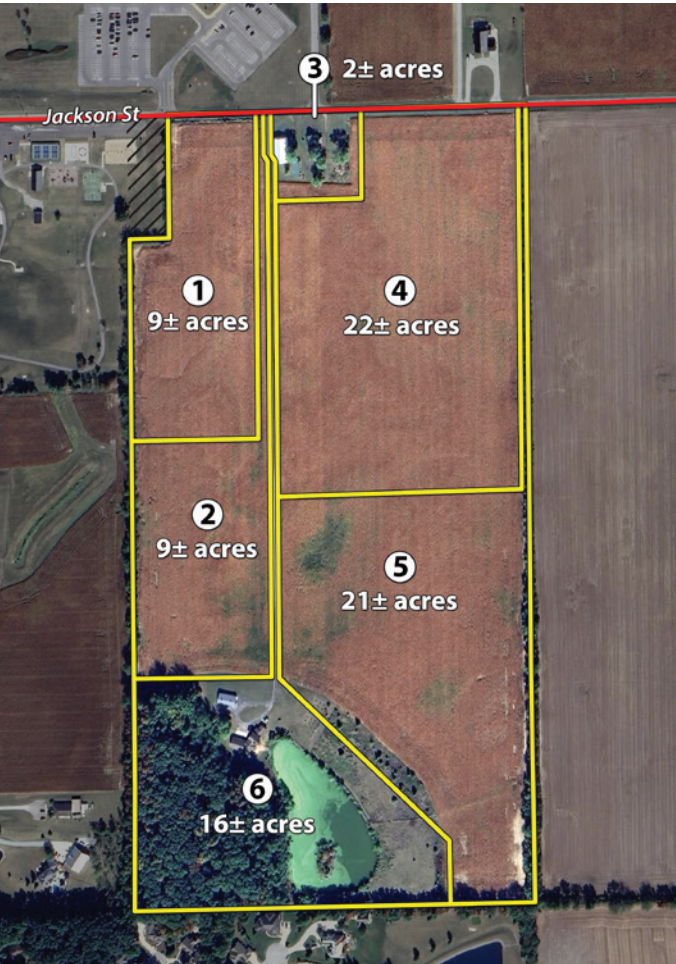
Auction Location: Wells County 4-H Park, 1240 4-H Park Rd, Bluffton, IN 46714

Property Location: From Bluffton – travel north on St Rd 1 for 3 miles to CR 300 N (Jackson St), turn east 0.3 miles to the property.

Open House: Thursday, April 16 • 4-6pm
Saturday, April 25 • 10am - Noon

- TRACT 1: 9± acres**, mostly tillable with frontage on Jackson St. Soils are primarily Glywood Silt Loam.
- TRACT 2: 9± acres**, access is 25' of deeded from Jackson St. Soils are primarily Pewamo and Glywood.
- TRACT 3: 2± acres** along Jackson St. Single-family home, 1416 sq. ft., 2-story home, two bedrooms, one bath. Other improvements are a detached garage, pole barn and 2 storage buildings.
- TRACT 4: 22± acres**, mostly tillable with frontage along Jackson St. Soils are mostly Pewamo and Blount-Del Ray.
- TRACT 5: 21± acres**, mostly tillable with 25' of deeded access from Jackson St. Soils are mostly Glywood & Blount-Del Ray.
- TRACT 6: 16± acres**, with deeded access from Jackson St. Beautiful secluded country home. Built in 2000, 3,697 sq. ft. above grade, with two bedrooms, 3 full baths, 3-car attached garage, covered porch, geothermal heating and 2.75± acre pond. Also has 1,680 sq. ft. heated shop with 3 overhead doors.

Owner: Dixie Snider Estate



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 79± 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 Personal Representative Deed(s).

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

POSSESSION: Possession is at closing, subject to tenants rights.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing. Buyer(s) will be responsible beginning with taxes due in 2027 and 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.

Auction Managers:
Al Pfister • 260.760.8922
Mike Roy • 260.437.5428

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	Sun	Mon	Tue	Wed	THU	Fri	Sat
MAY	3	4	5	6	7	8	9
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	31	25	26	27	28	29	30



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 Company.

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