

**Auction Terms & Conditions**

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts and as a total 102± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and 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, 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 is subject to the harvest of the 2022 crop.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**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.

**SCHRADER**  
Real Estate and Auction Company, Inc.

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Follow Us and Get Our Schrader iOS App:



*Auction Manager.*

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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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Miami County, IN  
**LAND AUCTION**  
Wooded Recreation Land • Productive Farmland • Quality Soils

102±  
ac  
in 2 Tracts

Sun	Mon	Tue	WED	Thu	Fri	Sat
3	4		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

JULY

Miami County, IN  
**LAND AUCTION**  
102±  
ac  
in 2 Tracts



- Wooded Recreation Land
- Productive Farmland
- Quality Soils

**WEDNESDAY, JULY 6 AT 6PM**  
at Akron Community Center, Akron, IN  
Online Bidding Available



THE ORIGINAL MULTI-TRACT AUCTIONS

**102± ac**  
in 2 Tracts

# LAND AUCTION

Wooded Recreation Land • Productive Farmland • Quality Soils

**TRACT #1:** 7± acres of wooded land with frontage on CR 1300N. Beautiful recreational tract with many possibilities.

**TRACT #2:** 95± acres with frontage on CR 1300N. Quality soils consisting of Brookston, Aubbeenaubbee, Wawasee. Create 86± acre of productive farmland.



**INSPECTION DATES:**

Monday, June 20  
Thursday, June 23  
4:00 - 6:00 pm

**PROPERTY LOCATION:** Approximately 13 mile North of Peru, IN on US 31 to CR 1350N. Take CR 1350N east 2 mile to S. McKee St., in Macy. Follow S. McKee St. south to the Macy Gilead Rd. The property is located at the intersection of W. Macy Gilead Rd. and CR 1300N and the Nickel Plate Trail.

**AUCTION SITE:** Akron Community Center, 815 Rural St, Akron, IN 46910

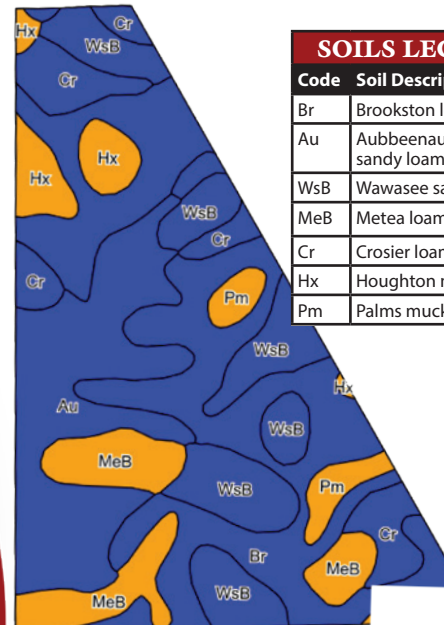


**WEDNESDAY, JULY 6 AT 6:00PM**

Online Bidding Available

TIMED ONLINE ONLY  
VIRTUAL  
LIVE WITH ONLINE

**800.451.2709 • SchraderAuction.com**



SOILS LEGEND	
Code	Soil Description
Br	Brookston loam
Au	Aubbeenaubbee sandy loam
WsB	Wawasee sandy loam
MeB	Metea loamy fine sand
Cr	Crosier loam
Hx	Houghton muck
Pm	Palms muck



**OWNER:** Andrew Hurst | **AUCTION MGR:** Arden Schrader • 260-229-2442