

LAND AUCTION

Online Bidding Available

10.2± ACRES

Wells County Indiana

Thursday, April 3 at 6:00pm at Wells County 4-H Park, Bluffton, IN

Offered in 2 Tracts



- Water & Sewer in Area
- Next to Lancaster Park
- Close to Lancaster Elementary School

800.451.2709 • SchraderAuction.com



RC25-192

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Offered in 2 Tracts

950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

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AUCTION MANAGER #AU09200264

Al Pfister 260.760.8922



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.



800.451.2709
SchraderAuction.com

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 10-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 of the building will be on or before May 31, 2025.

REAL ESTATE TAXES: Real estate taxes shall be prorated to the day 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: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

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.**

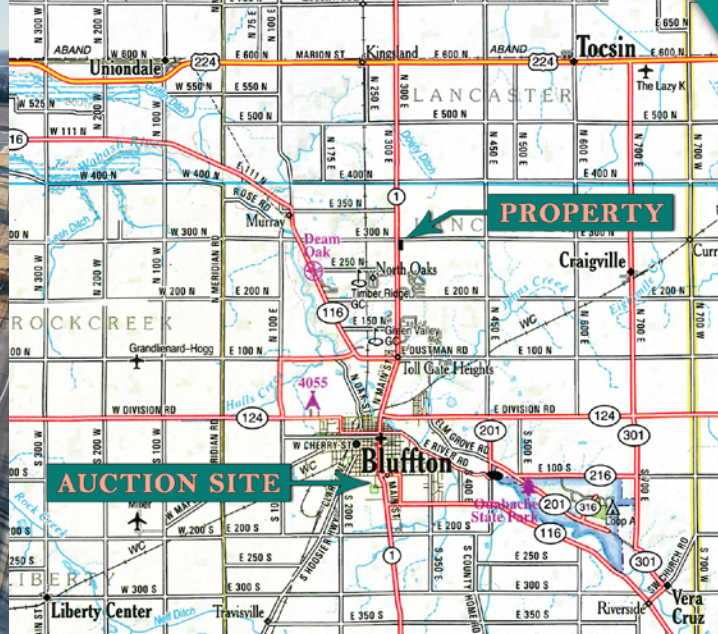
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AUCTION LOCATION: Wells County 4-H Park, 1240 4-H Park Rd., Bluffton, IN 46714
PROPERTY LOCATION: Southeast corner of St Rd 1 and CR 300N (Jackson St.)



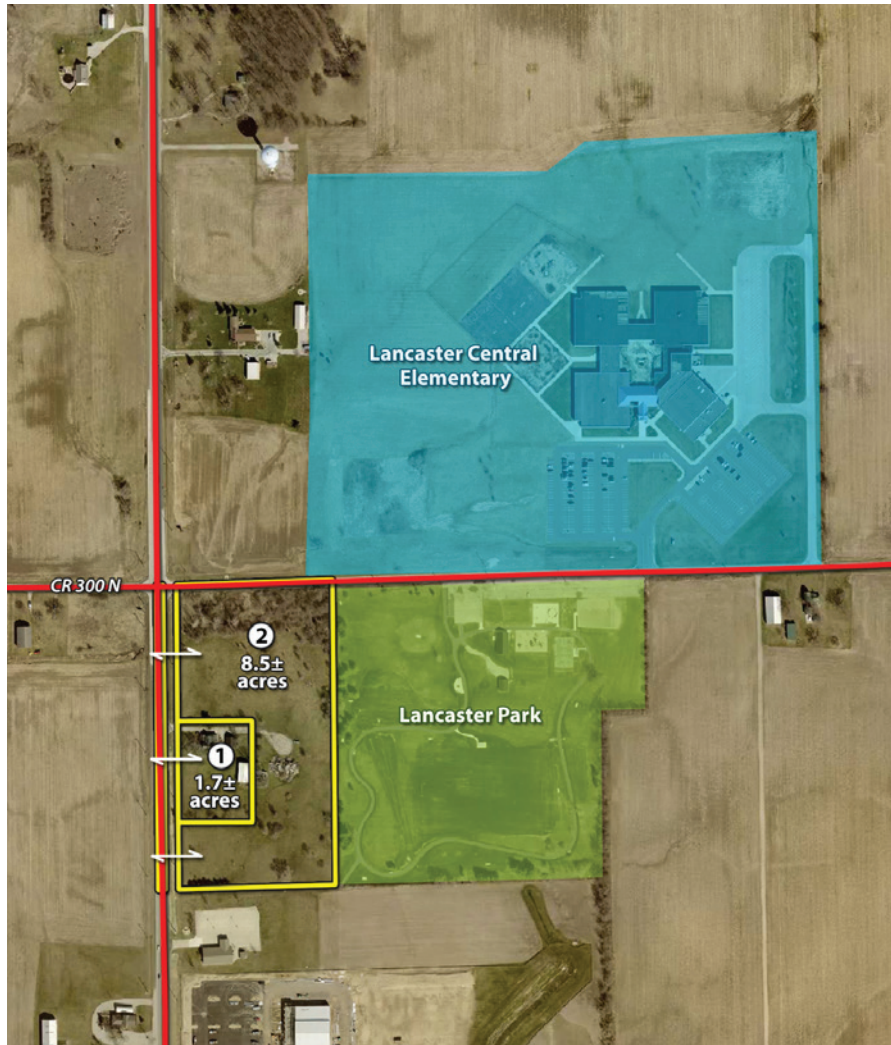
TRACT 1

TRACT 1: 1.7± Acres. Building site with 1,800 SF barn. Frontage on St Rd 1. Possession of the building will be on or before May 31, 2025.

TRACT 2: 8.5± Acres with frontage on St Rd 1 and CR 300N (Jackson St.).

Subject to Indiana Michigan Power Company Easement for rebuilding transmission lines. Contact Auction Manager, Al Pfister at 260.760.8922, for details.

OWNER: Ladig Estate



Inspection Dates:
 Tuesday March 4
 4:00 - 6:00 pm
 Saturday, March 22
 10:00 am - Noon
 Meet Schrader Representative at Tract 1.