

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, and as a total 58± 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 is at Closing, after 2025 crops are

harvested.

REAL ESTATE TAXES: Real estate taxes will be pro-rated 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. Please contact Auction Manager to arrange walk over inspections. 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.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
AL PFISTER,
260-760-8922

AC63001504, AU09200264

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AUGUST 2025						
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

800-451-2709
SchraderAuction.com

Allen County, IN **LAND AUCTION** **58±**
in 2 Tracts **acres**

Allen County, IN - Lafayette Township - Section 18

58±
Offered in 2 Tracts **acres**

LAND AUCTION

Tuesday, August 5th • 6pm

800-451-2709
SchraderAuction.com



Allen County, IN - Lafayette Township - Section 18

LAND AUCTION

58[±] acres

Offered in 2 Tracts

Tuesday, August 5th • 6pm

INSPECTION DATE:
Please contact
Auction Manager to
arrange walk over
inspection.

PROPERTY LOCATION AND DIRECTIONS: 12300 County Line Road, Roanoke, IN 46783. From Roanoke, travel 2 miles east on Lafayette Center Road, turn north on Allen County Line Road. Travel .5 miles to property.

AUCTION LOCATION: American Legion Post 160 located at 1122 N. Main St., Roanoke, IN 46783

TRACT DESCRIPTIONS:

TRACT 1: 29[±] ACRES, mostly tillable. Soils are Blount Silt Loam and Glynwood. Frontage on Allen/Huntington County Line Road.

TRACT 2: 29[±] ACRES, mostly tillable. Soils are Blount Silt Loam and Glynwood. Frontage on Allen/Huntington County Line Road.



OWNER: Tami Stahl and Devises of Tina Howell,
as tenants in common

AUCTION MANAGER: Al Pfister, 260-760-8922

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**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.

