

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

PURCHASE DOCUMENTS: Immediately after the bidding concludes, the high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

PAYMENT TERMS: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: Seller reserves the right to reject any & all bids.

DEED: Seller shall provide a Warranty Deed & Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession is at closing. Pre-closing access for farming purposes only,

can be made available w/ the signing of a pre-closing access addendum. Pre-closing access requires an additional 10% earnest money deposit & proof of general liability insurance. Contact the auction company for additional information.

REAL ESTATE TAXES: The 2025 taxes due in 2026 will be the responsibility of the buyer.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

TRACT MAP & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

SURVEY: Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

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 is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming

any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on photographs. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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.**

Corporate Headquarters:

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ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

Tillable Farmland

Farming Rights Available
for 2025 Crop Production!

Auction

Kosciusko County, IN - Prairie Township

80± acres

Offered in 1 Tract

Tuesday, April 29 • 6pm

80± acres

Offered in 1 Tract

Conveniently Located Just North
of US 30 & Hoffman Lake!

- 3± Miles North of Atwood
- 7± Miles West of Warsaw
- 11± Miles South of Nappanee

Kosciusko County, IN - Prairie Township



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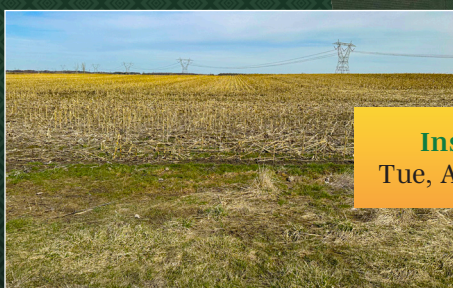
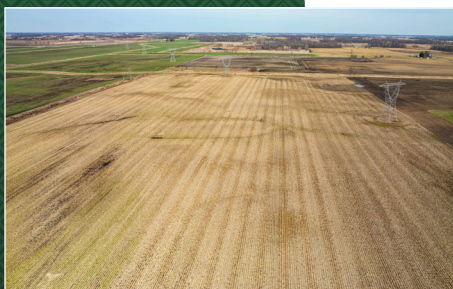
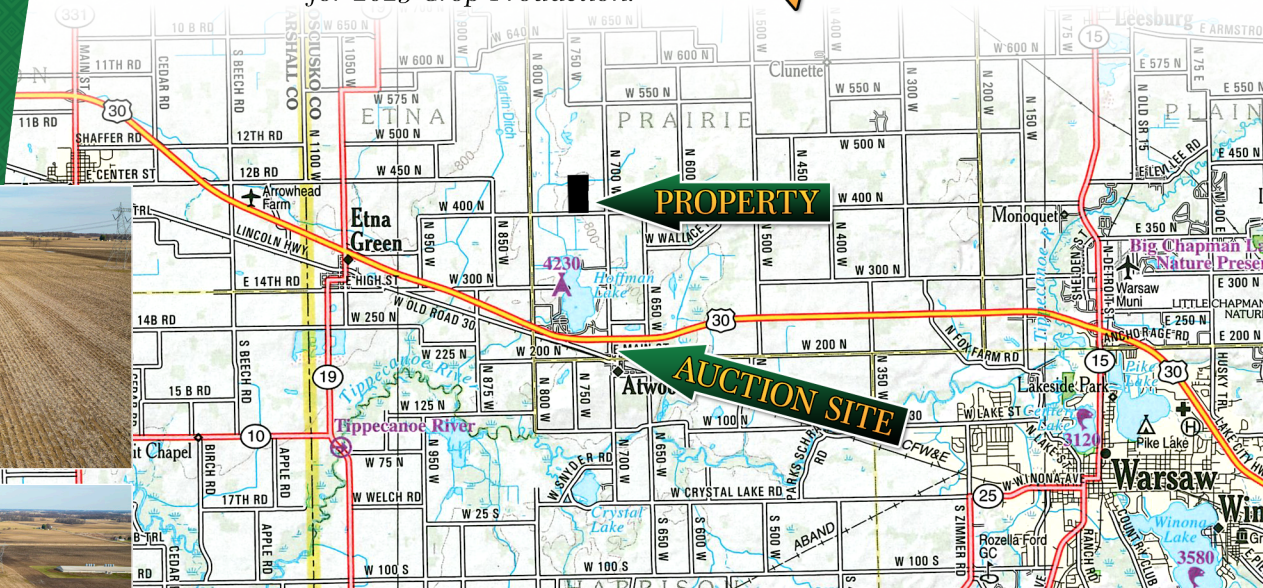
80± acres

Offered in 1 Tract

Kosciusko County, IN
Prairie Township

Tillable Farmland Auction

Farming Rights Available
for 2025 Crop Production!



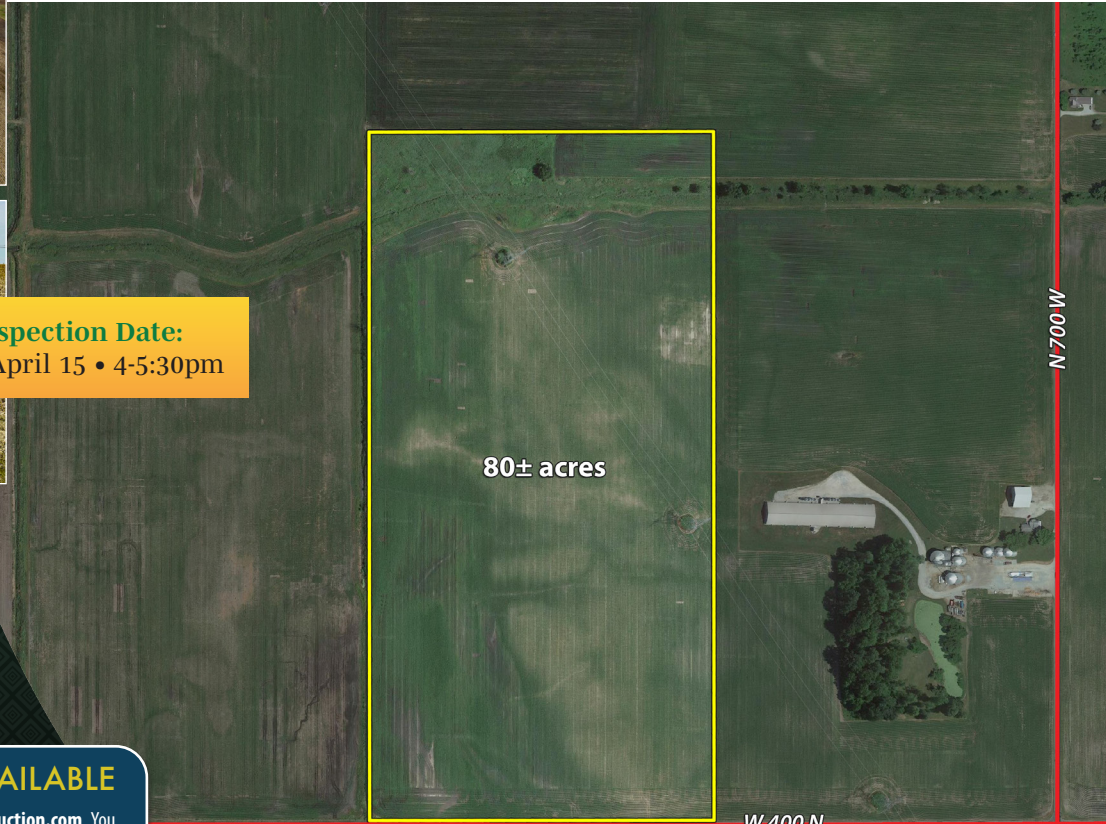
Auction Location: Atwood Community Building, 213 E Hovey St, Warsaw, IN 46580
Property Directions: From US-30 & North 700 W, travel north on 700 W for 2 miles to 400 N. Turn left (west) on 400 N. The property will begin on the right (north) in .2 miles.

Property Description: 80± acres of mostly tillable farmland. This farm is fronted by County Road 400 N on the south providing great access! The soils are Predominately Rensselaer Loam, Palms Muck & Riddles Fine sandy loam. This farm is available for 2025 crop production, so make arrangements to add this property to your operation!

Inspection Date:
Tue, April 15 • 4-5:30pm

Sellers:
Ann K. Collins &
Pamela K. Slabaugh

Auction Managers:
Drew Lamle • 260.609.4926 &
Joe Kessie • 260.609.4640



80± acres

 **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.

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