

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 48.53± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates has been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description 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 & 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 & sufficient for providing title insurance.

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 are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.

Corporate Headquarters:
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Hunting & Recreation Property

Auction

Auction Managers:

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Kevin Jordan • 260.244.7606
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ONLINE BIDDING AVAILABLE

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Hunting & Recreation Property

Auction

- 18± Acre Body of Water Surrounded by a Wooded, Rolling Terrain
- 4± Miles South of Akron, IN
- Miami County, IN



ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

48.5±
acres
Offered in 1 Tract

Tuesday, May 6 • 6pm

Miami County, IN



48.5±
acres
Offered in 1 Tract

Tuesday, May 6 • 6pm

at the Akron Community Center, 815 Rural St, Akron, IN

Hunting & Recreation Property

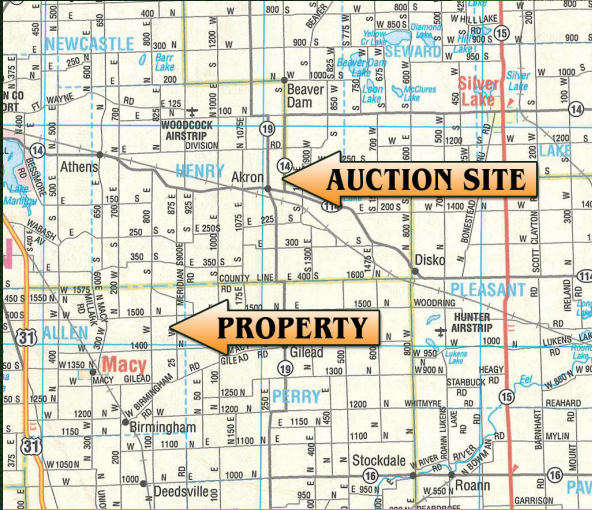
Auction

- 18± Acre Body of Water Surrounded by a Wooded, Rolling Terrain
- 4± Miles South of Akron, IN
- Miami County, IN

48.5± acres

Offered in 1 Tract

Inspection Dates: Tue, April 15 • 4-6pm
& Wed, April 23 • 4-6pm, Meet a Schrader Representative at the Property



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.



Auction Location: Akron Community Center, 815 Rural St, Akron, IN 46910 - Just north of the intersection of SR 14 & SR 114 off SR 14

Property Location: 4± miles south of Akron, IN on SR 19 to CR 1500 N, then west 3 1/4 miles to CR 25 W, then just south to the property.

18± acre body of water surrounded by a wooded rolling terrain. Beautiful views & tranquil settings while you wait for your favorite waterfowl to check in. As the season changes anticipate the trophy buck crossing your path. The property is enrolled in the Classified Forest program. Contact auction managers with any questions. Inspect this property & investigate the potential!



Owner: John A. Yoder

Auction Managers:

Arden Schrader • 260.229.2442
& Kevin Jordan • 260.244.7606

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at the Akron Community Center, 815 Rural St, Akron, IN