

REAL ESTATE AUCTION

Miami County,
Indiana

Tuesday, June 28th @ 6PM EST

88.5± ACRES

Offered in 1 Tract



JUNE 2022						
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		



Auction Manager: Lee Beer, 574.518.9109

#AC63001504, #AC01026980

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ONLINE BIDDING AVAILABLE



SCHRADER

Real Estate and Auction Company, Inc.

Corporate Headquarters:

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59.88± acres Enrolled in NRCS Wetland Easement Program



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**88.5±
ACRES**
Offered in 1 Tract

REAL ESTATE AUCTION Miami County, Indiana
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- **Prime Hunting & Recreational Land**
- **59.88± Acres Enrolled in NRCS Wetland Easement Program**

88.5± acres of excellent hunting opportunities with an abundance of deer, turkey and other wildlife. Multiple deer trails across the varied terrain, along with water areas offer the utmost hunting or recreational experiences. Potential building site included on the ridge. 59.88± acres are enrolled in the Conservation Wetland Easement program. Ideal property for your secluded hunting dreams.

INSPECTIONS: Meet Schrader representative at property or call for private showing on Tuesday, May 31th 4-6 PM & Monday, June 13th, 4-6 PM

- **OWNERS:** John Chupp, Paul & Maria Chupp
- **AUCTION MANAGER:** Lee Beer, 574.518.9109

• **AUCTION HELD AT:** Akron Community Center, 815 East Rural Street, Akron, IN 46910. Corner of St Rd 14 & East Rural Street on east side of Akron

• **PROPERTY LOCATION:** Miami County, East of SR 19 approximately 2 miles on CR 1400 to property on north side. Located in Perry Township.



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.

Call or Visit our Website for Updates

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract, any combination of tracts & as a total 88.5± acre unit. There will be open bidding on the tract during the auction as determined by the Auctioneer. Bids on 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, & are capable of paying cash at dosing.

ACCEPTANCE OF BID PRICES: The bidder will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is 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.

REAL ESTATE TAXES: Seller shall pay all 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing. Current year taxes prorated to day 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 have 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: The tract acreage, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions &/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.