

## AUCTION TERMS & PROCEDURES

**PROCEDURE:** The property will be offered as a total 22.82-acre unit.

**DOWN PAYMENT:** Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash; 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 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 successful bid will be accepted by the Commissioner of the Noble County Circuit Court.

**EVIDENCE OF TITLE:** Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Sellers shall provide a Personal Representa-

tive's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing which will take place within 15 days of presentation of title policy or by October 3, 2016.

**REAL ESTATE TAXES:** Taxes will be pro-rated to date of closing. Real Estate taxes for 2015 were \$728.88.

**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 boundaries are approximate and have been estimated based on current legal

descriptions.

**SURVEY:** There will be no survey as the property has existing legal descriptions.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights and timber owned by the Seller.

**AGENCY:** Schrader Real Estate and 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. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725

Auction Manager:  
Dean Rummel, 260-343-8511

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SEPTEMBER 2016						
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	

260-244-7606 • 800-451-2709  
www.SchraderAuction.com

- POTENTIAL BUILDING SITE
- TILLABLE LAND • WOODS
- POLE BUILDING

**22.82±**  
**Acres**

*Noble County, Indiana*

**OFFERED IN 1 TRACT**

*Land* **AUCTION**

*Noble County, IN*

*East Noble School District*

**22.82±**  
**Acres**



**ONLINE BIDDING  
AVAILABLE**



**SCHRADER**  
Real Estate and Auction Company, Inc.

**MONDAY, SEPTEMBER 12 • 6:00 PM**

*at the Green Center Community Building, Noble County, IN*



# Land AUCTION

## 22.82± Acres

Noble County Indiana

**Monday, September 12 • 6 PM**

**PROPERTY LOCATION:** This property is located about 1/4 mile South of Ege, Noble County, Indiana. Directions: Take St. Rd. 205 west from St. Rd. 3, go to 500 S, go west on 500 S to 700 E. Turn north to site. Or - take 300 S west from St. Rd. 3 to 700 E. Turn south to site.

**AUCTION LOCATION:** Auction to be held at the Green Center Community Building, 300 E 300 S, Noble County, IN

This 22.82± acre property has the potential to be a beautiful setting for a mini farmstead. Potentially a good building site. 7± Acres woods, some good timber. Approximately 15± acres tillable land. Approximately 450' frontage on 700 E. 32' x 56' pole building with a 16' overhead door, a 9' overhead door, and a 16' sliding door (no electric or water to building). Zoned A-1. East Noble School district - Avilla Elementary

**OWNER: THE ESTATE OF JOHN A. BIANSKI**

by order of the Noble County circuit Court; Michael M. Yoder, Commissioner

**AUCTION MANAGER:**

Dean Rummel, 260-343-8511

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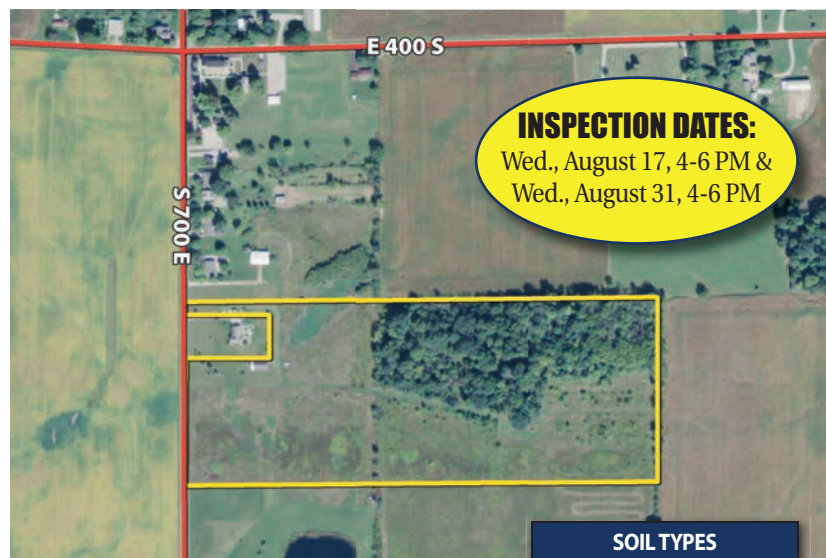
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### ONLINE BIDDING

You may bid online during the auction at [www.schraderauction.com](http://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.



### INSPECTION DATES:

Wed., August 17, 4-6 PM &  
Wed., August 31, 4-6 PM

### SOIL TYPES

CODE	SOIL NAME
MrB2	Glynwood silt loam
Pe	Pewamo silty clay loam
BIA	Blount silt loam
RbA	Rawson loam
MrC2	Morley silt loam

