

Auction Terms & Procedures

PROCEDURE: The property will be offered as a total 26.61 acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of 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.

ABSOLUTE AUCTION: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Property will sell regardless of bid price.

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 balance of the real estate purchase price is due at closing, which will take place on or before January 15, 2019.

POSSESSION: Possession of home on day of closing, immediately following the closing. Possession of tillable acres subject to the farm tenant's rights to harvest 2018 crop.

REAL ESTATE TAXES: Taxes will be pro-rated to date of closing.

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed

necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

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

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 dimen-

sions 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.



#AC63001504 #AU11200038 #AU01026980

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AUCTION MANAGERS:

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NOBLE COUNTY, INDIANA • WASHINGTON TOWNSHIP

REAL ESTATE

AUCTION

26.61± ACRES

THURSDAY, DECEMBER 13TH @ 6PM

AT THE WOLF LAKE COMMUNITY CENTER, 3828 W NOBLE ST, ALBION, IN

DECEMBER 2018

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	31					

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AUCTION

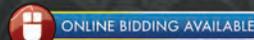
THURSDAY, DECEMBER 13TH @ 6PM

AT THE WOLF LAKE COMMUNITY CENTER, 3828 W NOBLE ST, ALBION, IN

26.61± ACRES

- 3-bedroom, 1 1/2 bath country home
- Attached & detached garages
- Pole building & other outbuildings
- 17± acres tillable, 5± acres of woods

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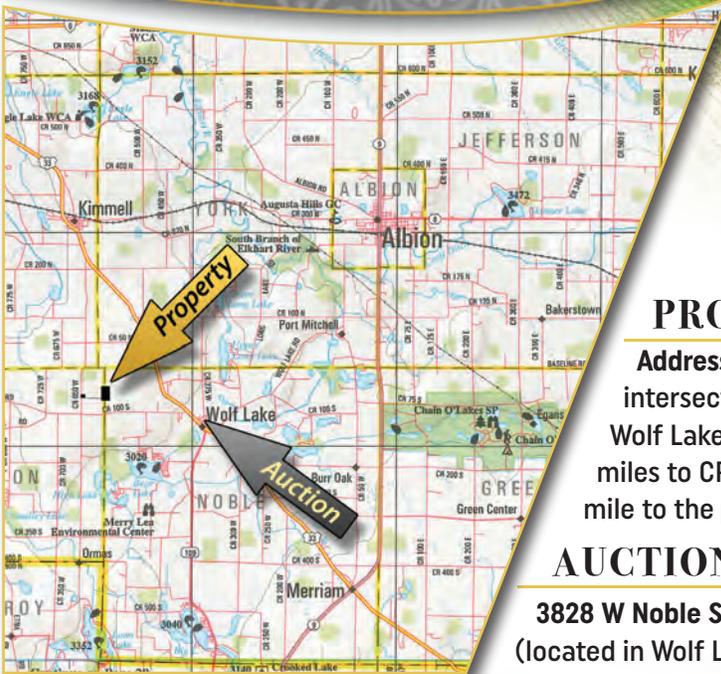


NOBLE COUNTY, INDIANA • WASHINGTON TOWNSHIP
REAL ESTATE

AUCTION

AT THE WOLF LAKE COMMUNITY CENTER, 3828 W NOBLE ST, ALBION, IN
THURSDAY, DECEMBER 13TH @ 6PM

26.61± ACRES



PROPERTY LOCATION:

Address: 0497 S 650 W, Kimmell, IN 46760 - From the intersection of US 33 and CR 100S, on the west side of Wolf Lake, travel west on CR 100S approximately 2 1/2 miles to CR 650W. Turn north on CR 650W and travel 1/4 mile to the property on the east side of the road.

INSPECTION DATES:

**Thursday, Nov. 20
4-6 PM
Monday, Dec. 3
4-6 PM**

AUCTION LOCATION:

3828 W Noble St, Albion, IN 46701 - Wolf Lake Community Center
(located in Wolf Lake)

Owner: Meishen Whiteshire International Swine Breeding Co., LLC

PROPERTY DESCRIPTION:

26.61± acres with 3-bedroom, 1 1/2 bath country home, attached and detached garages, pole building and other outbuildings. The balance of the farm includes approximately 17± acres tillable and 5± acres woods & recreation with the balance of the property around the house and lane.



**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 Company at 800-451-2709.



SCHRADER
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