

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 70± acre unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are 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, with the balance of the real estate

purchase price due at closing.

POSSESSION: Possession is at closing. Tract 1 possession takes place when crops are removed by current farmer.

REAL ESTATE TAXES: 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 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey will be provided where there is no existing survey, where there is no existing legal description, or where new boundaries are created by the tract divisions in this auction. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey.

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 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.



70±^{acres} *Noble County, Indiana • Allen Twp* REAL ESTATE AUCTION

OFFERED IN 3 TRACTS

P.O. Box 508, 950 N. Liberty Drive,
Columbia City, IN 46725
e-mail: auctions@schraderauction.com

AUCTION MANAGERS:

Roger Diehm, 260-318-2770

Dean Rummel, 260-343-8511

AU11200038, AU08801377, AC63001504

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	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			

Home • Tillable Land • Pond • Pole Barn • Hunting Land

70±^{acres}

OFFERED IN 3 TRACTS

Noble County, Indiana • Allen Twp

REAL ESTATE AUCTION

Wednesday, July 24 • 6:00pm



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ONLINE BIDDING AVAILABLE



70[±] acres REAL ESTATE AUCTION

Noble County, Indiana • Allen Twp.

Wednesday, July 24 • 6:00pm

OFFERED IN 3 TRACTS

AUCTION LOCATION: Noble County Fair Grounds, Log Cabin, 580 Fair St, Kendallville, IN 46755.

PROPERTY DIRECTIONS: 1612 N 600 E, Avilla, IN 46710. East of Albion, IN on SR 8. Turn south on 600 E 1.5 miles to the Auction Site.

TRACT DESCRIPTIONS:

TRACT 1: 36[±] ACRES. 400' \pm frontage on CR 600 E. There is 35 \pm acres tillable land consisting of RbB, Mrb2 an MSC3 soils. This is also a potential building site. Any new construction should be checked with the Noble County Plan Commission. *Possession is after the crops are removed by the farmer.*

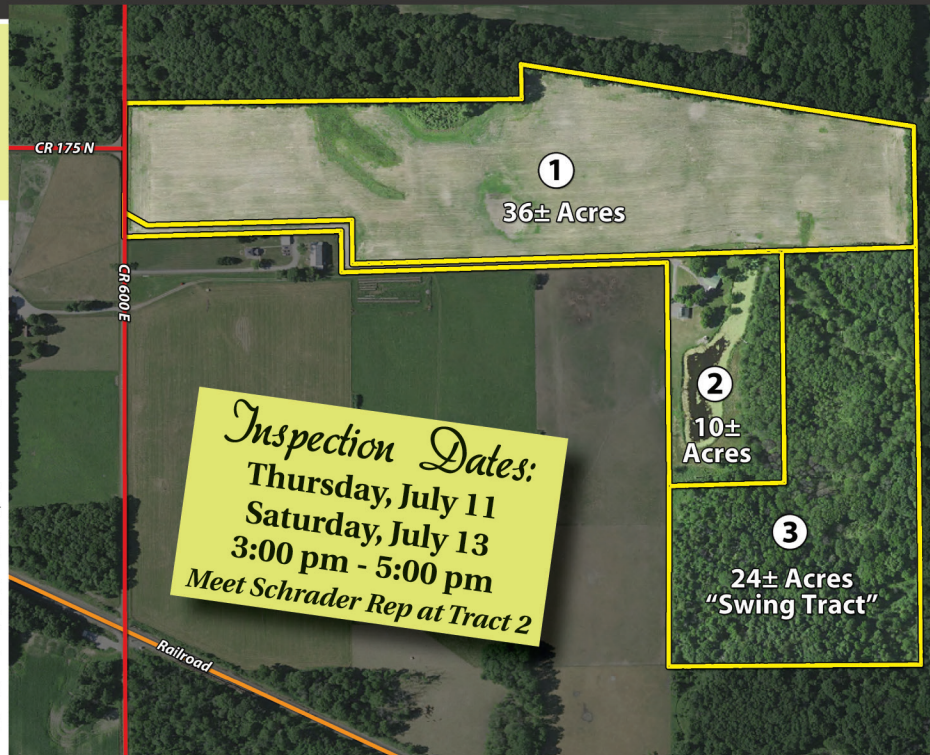
TRACT 2: 10[±] ACRES. Cozy, cabin style 1191 sq. ft. home with vinyl siding, shingled roof, knotty pine paneling, 2 bedrooms, 1 bath, kitchen and living room on a beautiful setting overlooking a 3 \pm acre pond making hunting and fishing possible. It includes a fireplace, stove, refrigerator, and geothermal heat. A wooden porch extends 8' x 66' on 2 sides of the home. Included is a heated pole barn with 2 overhead doors, metal siding, steel rafters, concrete floor, electrical wiring 30' x 78" with 18' lean to for equipment, shop and toys. A separate shed measures 10' x 13'. There is a fish cleaning station and fishing shed on the edge of the pond. If purchased separately a 30' deeded access on an asphalt chip drive from CR 600 will be provided.

TRACT 3: 24[±] ACRES "SWING TRACT". This is a wooded parcel that must be purchased by an adjacent property owner or successful bidder of Tract(s) 1 or 2. Deer have been sited.

Taxes: \$1538.22

SELLER: Croft, Timothy J. Revocable Living Trust; Croft, Timothy J., Trustee

AUCTION MANAGERS: Roger Diehm, 260-318-2770 • roger@schraderauction.com
& Dean Rummel, 260-343-8511 • dean@schraderauction.com

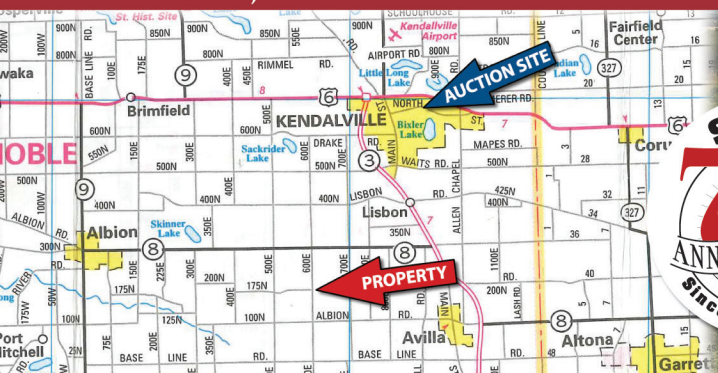


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ONLINE BIDDING AVAILABLE

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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