

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts and as a total 54± acre unit. 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 cashiers 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 owners title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing, subject to farm tenants rights to harvest 2019 crop. Seller to retain any income from the 2019 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with 2020 taxes due in May 2021 and thereafter.

**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 Bidders 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:** 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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title

insurance. Combination purchases will receive a perimeter survey only.

**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 persons 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.**

Noble County, Indiana

# Land Auction

August 28 • 6pm

54± Acres in  
2 Tracts



August	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

Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

Sale Managers:

Dean Rummel • 260-348-8511

Josh Trabert • 800-451-2709

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ONLINE BIDDING AVAILABLE

800-451-2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)

Noble County, Indiana

# Land Auction

August 28 • 6pm

- Potential Building Sites
- Productive Tillable
- Hunting & Recreational
- 39± Tillable Acres

54±

Acres Offered in 2 Tracts



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**Land Auction**  
**August 28 • 6pm**

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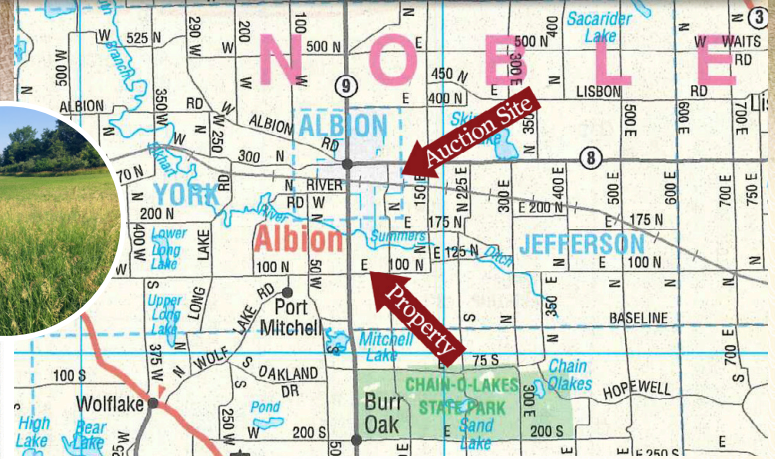
**54±**

Acres Offered in 2 Tracts



**ONLINE  
 BIDDING  
 AVAILABLE**

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 Co. - **800-451-2709**.



*Auction Location*

Albion American Legion • 410 E Park Drive, Albion, IN 46701

*Property Directions*

From Intersection of SR 8 & SR 9 in Albion travel south on SR 9 approx. 2 miles to CR E 100 N. Turn left on to CR E 100N the property is located on the north side of the road at the intersection of SR 9 and CR E 100N.

*Tract Descriptions*

**Tract 1: 32± acres** consisting of a mixture of tillable and wooded land, creating the potential for a country building site! Houghton Muck and Wallkill Loam Soils. Frontage on E 100 N.

**Tract 2: 22± acres** containing a nice balance of tillable and recreational land. Investigate the possibilities of a country building site! Frontage on E 100 N.

W 100 N / E 100 N



Inspection Dates: Tue.,  
 Aug. 6<sup>th</sup> & 20<sup>th</sup> from  
 4-6pm • Meet a Schrader  
 Rep at Tract 1.

Sale Managers: Dean Rummel • 260-348-8511 & Josh Trabert • 800-451-2709

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