

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 81±-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, and as a whole.

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**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 Trustee's Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession December 31 or after harvest of 2019 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 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 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:** 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 Seller's 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 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.**

Noble County, Indiana

AUCTION  
LAND

81<sup>±</sup>  
acres  
4 Tracts

Monday, November 4 at 6:00 pm

75<sup>th</sup> ANNIVERSARY  
Since 1944 SCHRADER



**CORPORATE HEADQUARTERS:**

950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER:**

Arden Schrader, 260-229-2442

AC63001504, AU01050022

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Noble County, Indiana

AUCTION  
LAND

81<sup>±</sup>  
acres  
4 Tracts

- Tillable Farmland
- Possible Building Sites
- Development Potential
- Great Investment Opportunity

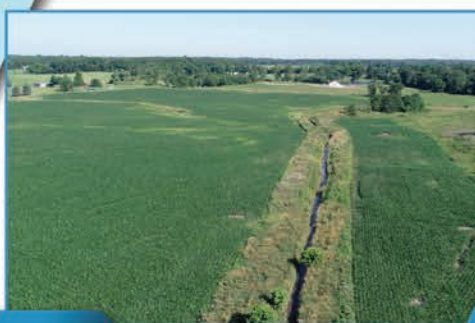
Monday, November 4 at 6:00 pm

800-451-2709 | [SchraderAuction.com](http://SchraderAuction.com) | Online Bidding Available



3% Buyer's Premium





**81±**  
4 Tracts *acres*

*Noble County, Indiana*

# AUCTION LAND

**DON'T MISS THIS OPPORTUNITY!**

**Monday, November 4 at 6:00 pm**

**AUCTION LOCATION:** Country Heritage Winery,  
0185 CR 68, LaOtto, IN.

**PROPERTY LOCATION:** From the intersection of  
SR 3 and SR 8 at Avilla, IN travel west into Avilla on  
Albion St. to the stoplight. Continue west (Albion  
St. becomes CR 100N) ¼ mile to the property.  
Property has frontage on Albion St. and Hill Rd.

## INSPECTION DATES:

**Tuesday, October 8 • 4-6pm**

**Monday, October 14 • 4-6pm**

*Meet a Schrader Representative at Tract 1*

## TRACT DESCRIPTIONS:

**TRACT 1: 15± ACRES** of open tillable land  
with frontage on Albion Street. This tract  
borders the town of Avilla. Investigate the  
potential.

**TRACT 2: 22± ACRES** with a mixture of tillable  
and recreational land, with frontage on Albion  
St. Beautiful possible building site for your estate.

**TRACT 3: 23± ACRES**, mostly all tillable land with  
frontage on Albion Street and Hill Rd. Great corner  
location.

**TRACT 4: 21± ACRES**, mostly all tillable land with  
frontage on Hill Rd. Consider combining with Tract 3  
for over 40± acres of tillable land.

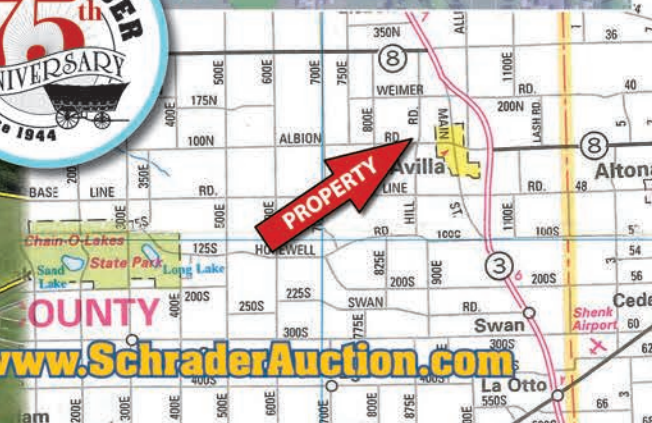
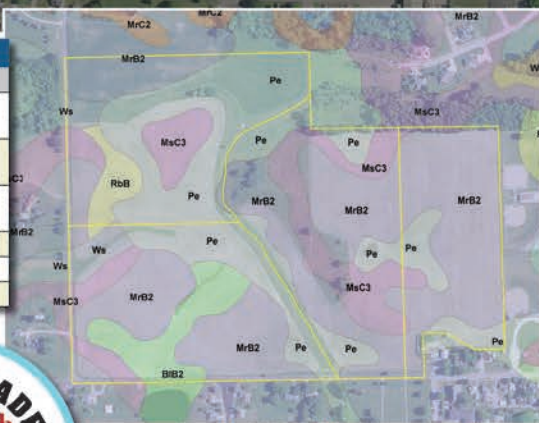
*Productive farmland consisting of Glynwood, Pewamo  
and Morley soils. 70± tillable acres in a great location!*

**Owner: The Donald K. Parks and Helen M. Parks Revocable Trust**

**Auction Manager: Arden Schrader 260-229-2442**



SOIL MAP	
CODE	SOIL DESCRIPTION
MrB2	Glynwood silt loam, 2-6% slopes
Pe	Pewamo silty clay loam, 0-1% slopes
MsC3	Morley silty clay loam, 6-12% slopes
BIB2	Blount silt loam, 1-4% slopes
Ws	Washtenaw silt loam
RbB	Rawson loam, 2-6% slopes



## 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.

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