

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 80± 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 cashier's check, personal check, or corporate check (which is non refundable). **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.

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 subject to tenant's rights to harvest 2019 crops. Seller to retain income from 2019 crops. Hunting rights permitted with signing addendum for liability purposes.

REAL ESTATE TAXES: Seller to pay 2019 taxes payable in 2020.

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: 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. Swing tract costs split 50/50. **EXCEPTION:** If an adjoining property owner purchases the swing parcel, they must pay to survey their existing property with the additional swing tract to create one

new parcel.

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.**

Land Auction

Noble County, IN

Tuesday, October 22 • 6pm

80± Acres, 6 Tracts

Sale Managers

Robert Mishler • 260.336.9750

Dean Rummel • 260.343.8511

AC63001504, AU08701553, AU08801377



Corporate Headquarters:

950 N Liberty Dr., Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com

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	27	28	29	30	31		

Land Auction

Noble County, IN

Tuesday, October 22 • 6pm

- Tillable & Recreation
- Potential Buildings Sites
- Woods for Hunting
- Tracts with Beautiful View of Latta Lake



ONLINE BIDDING AVAILABLE

80± Acres

Offered in 6 Tracts

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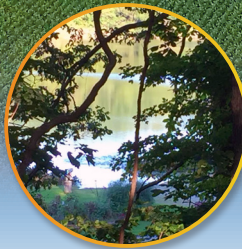


Land Auction

Noble County, IN

Tuesday, October 22 • 6pm

- Tillable & Recreation
- Potential Buildings Sites
- Woods for Hunting
- Tracts with Beautiful View of Latta Lake
- East Noble School District
- Taxes: \$587.48
- Zoning: Agriculture



Tract 1: 10± acres tillable or beautiful building site. Mostly FOA & FOB soils. 440± road frontage on Northport Road.

Tract 2: 10± acres tillable or beautiful building site. Mostly FOA & FOB soils. 440± road frontage on Northport Road.

Tract 3: 10± acres w/ 440± road frontage on Northport road. 990± of road frontage on 500 East. 5.5± acres tillable & 4.5± acres wooded w/ a fantastic view of Latta Lake. This tract is a potential hunting & build able site.

Tract 4: 15± acres, 4.5± wooded. This tract has 815± on 500 East & a beautiful view of Latta Lake w/ mature trees & tillable land. It is a potential hunting and/or building site.

Tract 5: 25± acres w/ 20± acres tillable & 5± acres wooded. 825± frontage on 500 East. This tract is tillable & wooded it is a potential hunting and/or building site.

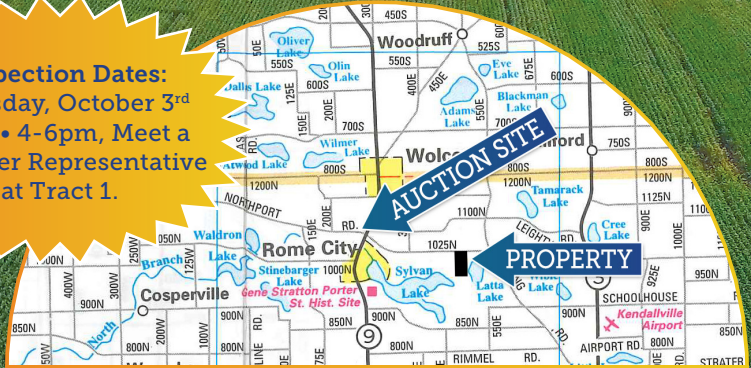
Tract 6 (Swing Tract): 10± acres. This tract has 8± acres tillable & some mature trees. This tract must sell w/ an adjoining property owner or in combination w/ tracts 1-2, 4 or 5.



80± Acres

Offered in 6 Tracts

Inspection Dates:
Thursday, October 3rd
& 10th • 4-6pm, Meet a
Schrader Representative
at Tract 1.



Auction Location: Sylvan Cellars • 2725 E Northport Road, Rome City, IN

Property Location: East of Rome City on Northport Road, travel east 2 miles to 500 E. Property located in southwest corner.



**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.

Owner: Krull Sandra E. Revocable Livng Trust Sandra E Krull Trustee
Sale Managers: Robert Mishler • 260.336.9750 & Dean Rummel • 260.343.8511
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