

**219±**  
*acres*

offered in  
11 Tracts

Over 200 Acres of Excellent Tillable Ground  
Easy Road Access to All Tracts  
Farming Rights in 2024  
Potential Building Sites

*Important* **LAND AUCTION**  
Noble and LaGrange Counties, Indiana  
**MONDAY, DECEMBER 4 AT 6PM**  
held at Sylvan Cellars, Rome City, IN • Online Bidding Available

**800.451.2709**  
**SchraderAuction.com**



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Real Estate and Auction Company, Inc.  
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800.451.2709 • 260.244.7606

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You may bid online during the auction at  
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online. For online bidding information, call Schrader  
Auction Company, 800.451.2709.

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# 219± acres

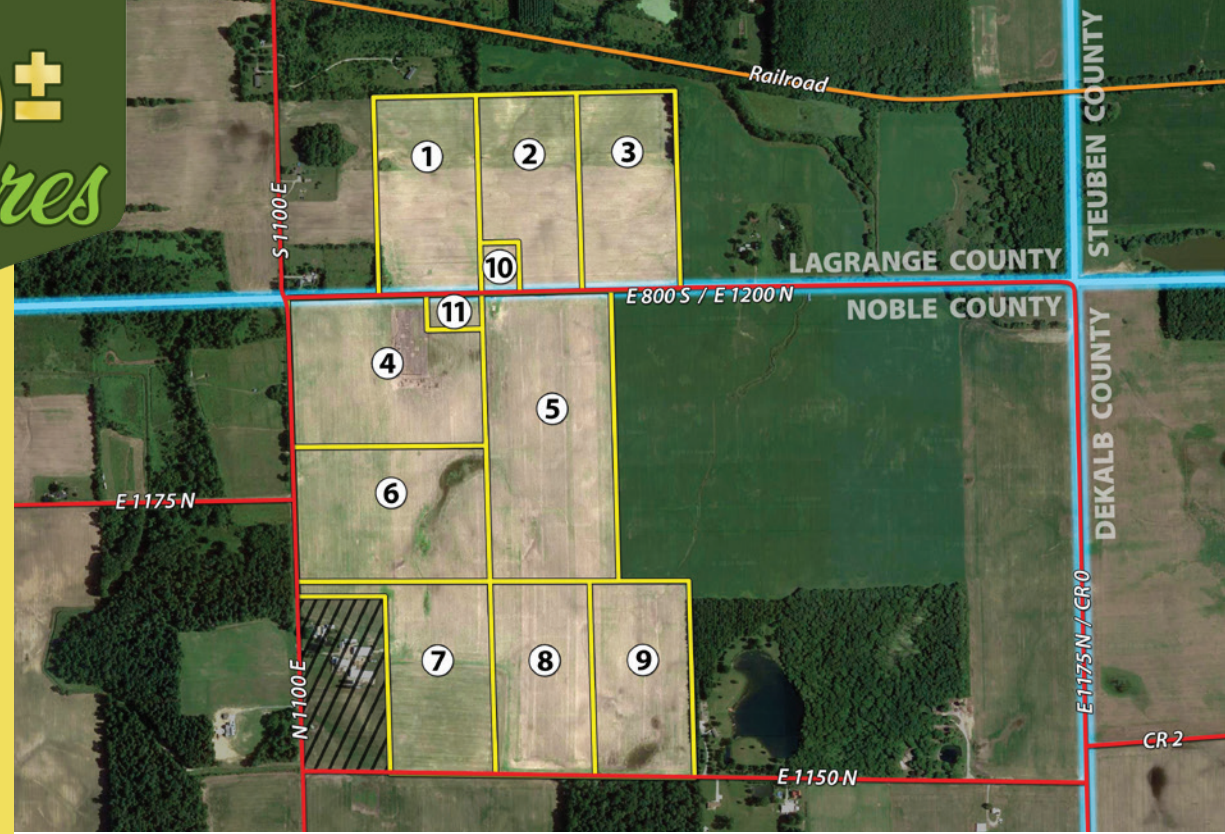
offered in 11 Tracts

of mostly tillable farmland with farming rights in 2024. Conveniently located in both Lagrange and Noble County with excellent road frontage to every tract. This farm contains soils of mostly Miami loam and Brookston silt loam. Plenty of buildable and farming opportunities throughout each tract with easy access off the road. Not a farm you will want to miss out on!

- Over 200 Acres of Excellent Tillable Ground
- Easy Road Access to All Tracts
- Farming Rights in 2024
- Potential Building Sites

*Inspection Dates:*  
 Monday, November 20 3:00-4:00pm  
 Tuesday, November 28 4:00-5:00pm

*Seller:* Lovett Farms LLC and Emmett E Lovett, Trustees of Lovett Trust



- TRACT 1:** 21± acres tillable farmland with road frontage along E 1200 N located in Lagrange County.
- TRACT 2:** 18± acres of flat tillable farmland with easy road frontage along E 1200 N located in Lagrange County.
- TRACT 3:** 20± acres of flat tillable farmland with easy road frontage along E 1200 N located in Lagrange County.
- TRACT 4:** 28± acres of flat tillable farmland with easy road access along N 1100 E located in Noble County.
- TRACT 5:** 38± acres of flat tillable farmland with easy road access along E 1200 N located in Noble County.
- TRACT 6:** 27± acres of flat tillable farmland with easy road access along N 1100 E located in Noble County.
- TRACT 7:** 23± acres of flat tillable farmland with easy road access along E 1150 N located in Noble County.
- TRACT 8:** 20± acres of flat tillable farmland with easy road access along E 1150 N located in Noble County.
- TRACT 9:** 20± acres of flat tillable farmland with easy road access along E 1150 N located in Noble County.
- TRACT 10:** 2± acres of flat tillable farmland or Excellent build site opportunities with easy road frontage along E 1200 N located in Lagrange County.
- TRACT 11:** 2± acres of flat tillable farmland with excellent buildable opportunities. Great road access along E 1200 N located in Noble County.



**Important LAND AUCTION**  
 Noble and LaGrange Counties, Indiana  
 Online Bidding Available **MONDAY, DECEMBER 4 AT 6PM**

**AUCTION LOCATION:**  
 Sylvan Cellars  
 2725 E. Northport Rd.  
 Rome City Indiana 46784

**DIRECTIONS TO PROPERTY:** Take N 1000 E north 3 miles off SR 6. Turn right heading east down E 1000 N 1 mile. Turn left and take N 1100 E north 2 miles to the property. Approximate address to auction land: 11648 N 1100 E, Kendallville, IN 46755

### Auction Terms and Conditions:

**PROCEDURE:** The property will be offered in 11 individual tracts, any combination of tracts and as a total 219± 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. 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 balance of the real estate purchase price is due at closing, which will take place 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller will be responsible for 2023 taxes payable in 2024, buyer will take responsibility after.

**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.**

*Auction Mgrs:*  
 Daniel Days  
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 Dean Rummel  
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