

51.8± acres

Offered in 4 Tracts

CARROLL CO.
INDIANA

LAND AUCTION

33± Total Tillable Acres

Farmland Open for 2025!

1,792 sq. ft. Home with
Partial Basement

Potential Building Sites

ATTENTION DEVELOPERS!

WEDNESDAY, AUGUST 7 AT 6PM EASTERN

Wabash & Erie Canal Center, Delphi, IN Online Bidding Available

2% Buyer's Premium



SCHRADER

Real Estate and Auction Company, Inc.

950 N Liberty Dr, Columbia City, IN 46725

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AUCTION MANAGERS:

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#AU10300062

Dean Retherford • 765.427.1244 Cell

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 Company.

800.451.2709 SchraderAuction.com

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Auction Terms & Conditions:

PROCEDURE: This property will be offered in 4 individual tracts, combination of tracts, or as a total 51.8± 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.

BUYER'S PREMIUM: 2% Buyer's Premium

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing, including surveys, shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing per the tenants rights to the 2024 crops. Residence possession shall be 14 days after closing.

REAL ESTATE TAXES: Taxes for 2024 due in 2025 will be paid by the Seller, all taxes and assessments for 2025 and thereafter will be assumed by the Buyer.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approx. & have been estimated based on county tax parcel data, county GIS, &/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property.

Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.

EASEMENTS: Subject to any & all existing easements.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx.. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.

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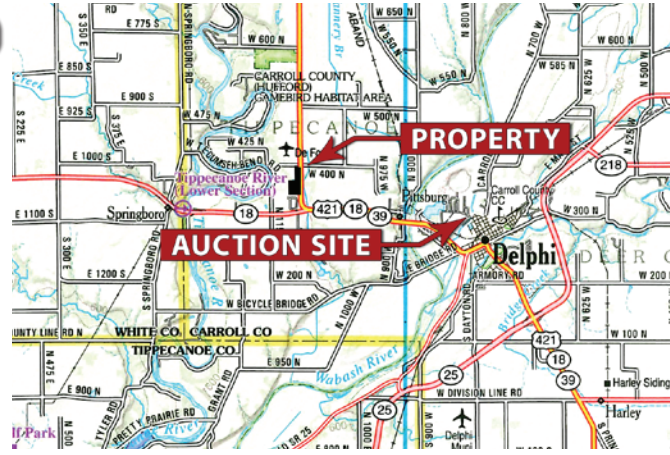
Online Bidding Available

AUCTION LOCATION:

Wabash & Erie Canal Center
1030 N Washington St
Delphi, IN, 46923

DIRECTIONS TO PROPERTY:

Travel north from the intersection of SR 18 & US 421 just west of Delphi Indiana. The property is 1/4 of mile north on the west side of the road. Access from W 400N is by turning west off US 421 at the north end of the farm.



EXCELLENT LOCATION Between Lafayette, Delphi and Monticello IN, just east of Brookston • 60 miles North of Indianapolis



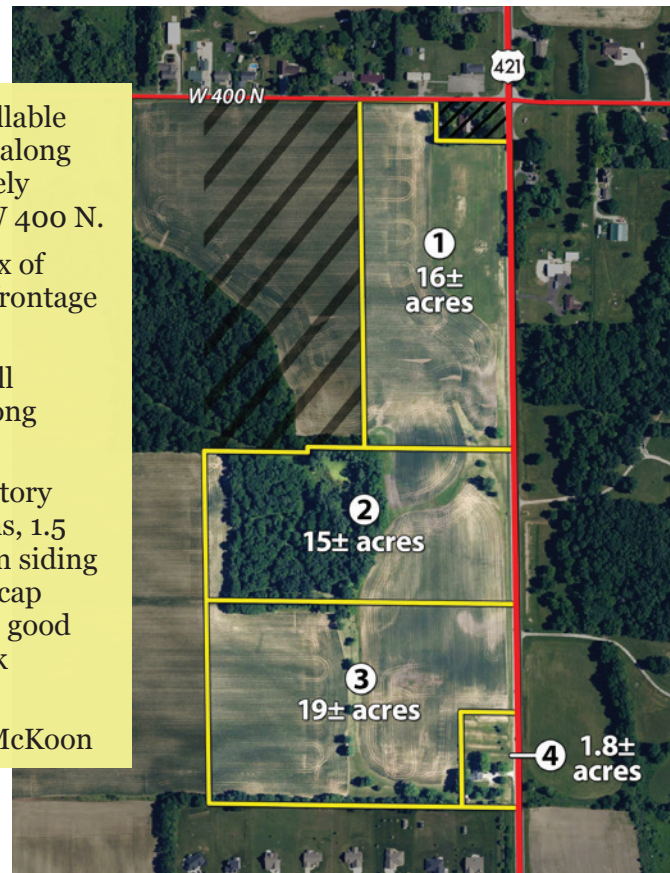
TRACT 1: 16± acres – Mostly tillable with some pasture, road frontage along US Highway 421 and approximately 275± feet of road frontage along W 400 N.

TRACT 2: 15± acres – Good mix of tillable and woodlands with road frontage along US Highway 421.

TRACT 3: 19± acres – Nearly all tillable land with road frontage along US Highway 421.

TRACT 4: 1.8± acres – Single story residence built in 1961, 3 bedrooms, 1.5 baths, partial basement, aluminum siding and two wooden decks (one handicap ramp). This is a fixer upper house, good candidate as a flipper home. Check website for additional photos.

OWNER: Amber Lamb & Trisha McKoon



AUCTIONEER'S NOTE Great opportunity to purchase tillable acres or consider developmental opportunities!

INSPECTION DATE: Saturday, July 20 • 9 - 11 am
Meet a Schrader representative at Tract 4 (home site).



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