

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract, which is a 3± acre unit. There will be open bidding on one individual tract during the auction as determined by the Auctioneer. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction. 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the

purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before November 7, 2024.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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.

TRACT MAP AND ACREAGE: The tract map, tract acreage, dimensions and proposed boundar-

ies are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created. 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.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC 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.



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725
800-451-2709

**AUCTION
MANAGER:
STEVEN COIL
260-446-2037**

AC63001504, AU12300065

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866-340-0445
SchraderFortWayne.com

Real Estate AUCTION 3± acres OFFERED AS 1 TRACT NOBLE COUNTY, IN



SEPTEMBER 2024						
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					

3± OFFERED AS 1 TRACT acres



NOBLE COUNTY, IN
(JEFFERSON TOWNSHIP)

ONE-STORY
RANCH HOUSE
TWO DETACHED
GARAGES



Real Estate AUCTION

MONDAY, SEPTEMBER 23 @ 6:00 PM

866-340-0445
SchraderFortWayne.com



NOBLE COUNTY, IN
(JEFFERSON TOWNSHIP)

3± OFFERED AS
1 TRACT
acres



Real Estate AUCTION

MONDAY, SEPTEMBER 23 @ 6:00 PM

Personal Property sells ONLINE ONLY on 9/10/24 @ 6:00pm • Preview on 9/4/24 • 4-6pm

PROPERTY LOCATION: 2013 EAST 500 NORTH, ALBION, IN 46701
(Property sits between 150 East & 300 East; North of Albion)
AUCTION HELD ON-SITE

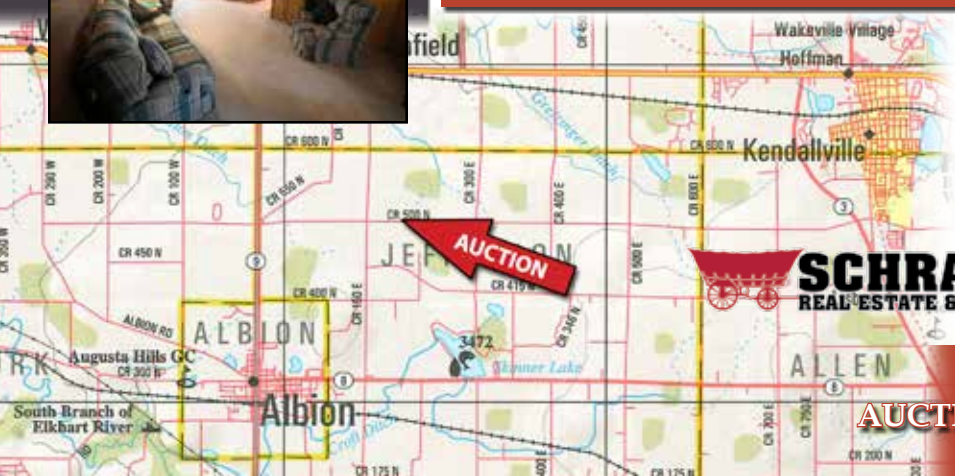
PROPERTY DESCRIPTION:
JD REEVE ACRES LLC is offering an excellent opportunity to acquire a picturesque property in Noble County, IN. This property consists of a 1,386± sq. ft. one-story ranch house on a combination of unfinished basement and crawl space. Also included are two detached garages and 3± acres of land! This property is located a short distance from Albion, IN and has good road frontage on East 500 North in Jefferson Township. Whether you are an individual looking to purchase a new house in the country or an investor looking to buy an additional rental property, do not miss this opportunity to bid on a picturesque property in Noble County!

OPEN HOUSE/INSPECTION DATES:
Wednesday, September 4th • 4PM-6PM
Wednesday, September 11th • 4PM-6PM
Meet Auction Manager on Site or Call Auction Manager for a Private Showing.



TRACT DESCRIPTION:
TRACT 1: HOUSE, TWO DETACHED GARAGES, AND 3± ACRES! With good road frontage on East 500 North, this tract includes a 1,386± sq. ft. one-story ranch house on a combination of unfinished basement and crawl space. The house has three bedrooms, one full bath and has gas forced heat, air conditioning, a private septic system and a private well. Also included is a 1,120± sq. ft. detached garage for all your toys and a second 484± sq. ft. detached garage for your mower and lawn equipment. The house was built in the 20's, but there were additions put on in the 50's (bedroom); kitchen expansion in the 90's and sunroom in 2010. The smaller detached garage in 1963 and the larger detached garage in 1999. House is move-in ready and includes all appliances! All these amenities create a picturesque property in Noble County!

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.



SCHRADER REAL ESTATE & AUCTION of Fort Wayne
260-749-0445 • 1-866-340-0445
SchraderFortWayne.com

SELLER: JD REEVE ACRES LLC
AUCTION MANAGER: Steven Coil, 260-446-2037