

52.5± acres
Offered in 1 Tract

- Amazing Hunting Potential
- 160 ft. of Road Frontage
- Potential Build Site
- Small Open Fields for Food Plots



Important Noble County Indiana

LAND AUCTION



Tuesday, February 25 at 6:00pm

at Noble County Fairgrounds, Kendallville, IN • Online Bidding Available

800.451.2709 • SchraderAuction.com

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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.

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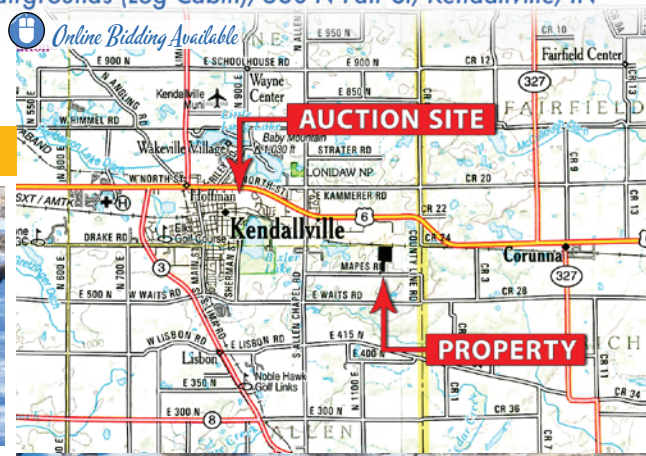
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Important Noble County LAND AUCTION

Tuesday, February 25 at 6:00pm held at Noble County Fairgrounds (Log Cabin), 580 N Fair St, Kendallville, IN

Directions to property: Take SR 6 east out of Kendallville and turn south onto S Allen Chapel Rd. Continue south for 1 mile then make a left turn and head east on Mapes Rd. Property is located 1.25 miles down the north side of the road.

Inspection Dates: Saturday, Feb 15 • 10-11am & Thursday, Feb 20 • 4-5pm



Amazing hunting potential! This single 52.5± acre tract provides everything you need to create a fantastic hunting paradise. Property is split between acres of pristine forest and multiple small acreage open fields, perfect for food plots! The property has 160 ft. of road frontage with a very nice driveway leading back to the first field. The driveway also serves as an easement for a home that borders the property. The road frontage does open up potential building opportunities. Not a sale you will want to miss!

Tract 1- 52.5± acres of timber and possible tillable land. Offering 4 small fields surrounded by timberland with a potential to build. 14± acres are in a Classified Forest & Wildland Program. Very Scenic with plenty of wildlife. Bordering home does have a perpetual easement for use of the driveway.



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.
DOWN PAYMENT: 10% down payment on the day of 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: 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.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Taxes will be prorated to the day of the closing and will be the responsibility of the seller. Buyer will be responsible for all taxes thereafter.
EASEMENT: The bordering home to the property has a perpetual easement for use of the driveway.
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.
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.

Owner: **Carson and Rebecca Roberts**

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