

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 53± 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 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.

**REAL ESTATE TAXES:** Taxes will be prorated to the date of 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.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new survey will be provided where there is no existing survey, where there is no existing legal description, or where new boundaries are created by the tract divisions in this auction.

**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.**



P.O. Box 508, 950 N. Liberty Drive,  
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**SALE MANAGER: Dean Rummel,  
260-343-8511**

AU08801377, AC63001504



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SUN	MON	TUE	WED	THU	FRI	SAT
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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	31		

# ABSOLUTE Auction 53± Acres

offered in 3 tracts  
Noble County • Albion, IN

Noble County • Albion, Indiana

# 53± Acres

offered in 3 tracts  
(45± Tillable)

*Beautiful location for new construction, farming or hunting!*

# ABSOLUTE Auction

**MONDAY, JANUARY 21 • 6:00 PM**

Auction held at the Albion American Legion, 410 E. Park Dr., Albion, IN 46701



Online Bidding Available

800-451-2709 • SchraderAuction.com

# ABSOLUTE Auction 53± Acres

offered in 3 tracts

Noble County • Albion, Indiana

MONDAY, JANUARY 21 • 6:00 PM

**Auction Location** - Albion American Legion, 410 E. Park Dr. Albion, Indiana 46701.

**Directions** - Take SR 8 east from Albion, IN to CR N 300 E. Turn south 3/4 mile to property on west side.

### Tract Descriptions

**TRACT 1: 19± ACRES.** 340 ft road frontage on CR N 300 E. Combination of rolling, tillable, sandy soil with wooded areas for hunting or recreational use. Also potential building site.

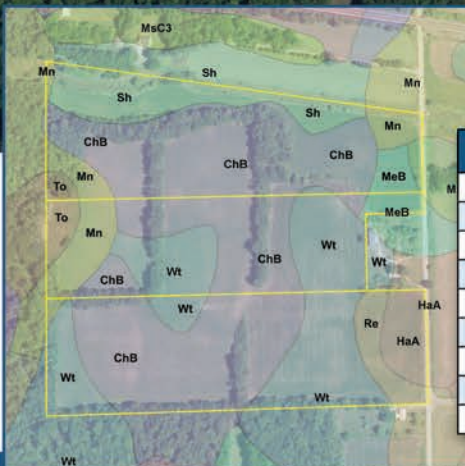
**TRACT 2: 14± ACRES.** 90 ft road frontage on CR N 300 E. The 90 ft access leads to a potential building site. Sand and loam tillable soil, and/or recreational land.

**TRACT 3: 20± ACRES.** 493 ft road frontage on CR N 300 E. This sand and loam soil is mostly tillable or a potential building site.



**Inspection Dates**  
 Monday, January 7  
 Tuesday, January 8  
 2:00 pm - 4:00 pm  
 Meet Schrader Rep at Tract 3

**800-451-2709**  
**SchraderAuction.com**



SOILS	
ChB	Chelsea fine sand
Wt	Whitaker loam
Sh	Shoals silt loam
Mn	Milford silty clay loam
HaA	Haskins loam
Re	Rensselaer loam
MeB	Metea Loamy fine sand
To	Toledo silty clay loam
MrB2	Glynwood silt loam

**SELLER:** Estate of Richard P. Rohyans

Executor of Estate: Pamela Garrison • Attorney for Estate: Leah C. Good Legacy Group

**SALE MANAGER:** Dean Rummel, 260-343-8511 • dean@schraderauction.com

**SCHRADER**  
 Real Estate and Auction Company, Inc.

**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://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.