

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 107± 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 Seller's acceptance or rejection.

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

**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 & subject to tenants rights on tillable land.

**REAL ESTATE TAXES:** Real estate taxes will be prorated from the date of closing and the responsibility of the Buyer(s) thereafter.

**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:** 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 107± acres

**Noble County, IN**  
in 6 tracts

**SEPTEMBER 2019**

| 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  |     |     |     |     |     |

**CORPORATE OFFICE:** 950 N. Liberty Dr.,  
Columbia City, IN 46725

**Auction Managers:**  
**Robert Mishler, 260-336-9750**  
**Roger Diehm, 260-318-2770**

#AC63001504 • #AU08701553 • #AU11200038



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



**Noble County, IN**

# Auction 107± acres

in 6 tracts

- **Wooded • Hunting/Recreational**
- **Tillable Acres**
- **Several Possible Home Sites**
- **Set of Farm Buildings and 2 Story Home**



**ONLINE BIDDING AVAILABLE**

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

**Monday, September 9 • 6pm**

Auction held at Sylvan Cellars Event Center, Rome City, IN

Noble County, IN

# Auction

# 107<sup>±</sup> acres in 6 tracts

## Monday, September 9 • 6pm

**PROPERTY LOCATION:** 7933 N State Rd 9 Rome City, IN, 46784. 1 ½ miles south of Rome City IN on St Rd 9. Orange township. East Noble Schools.

**AUCTION LOCATION:** Sylvan Cellars Event Center, 2725 E Northport Rd., Rome City, IN 46784.

### OPEN HOUSE:

Friday, Aug 9 • 4-6pm

Friday, Aug 16 • 4-6pm

Saturday, Aug 31 • 9am-Noon

Meet a Schrader representative at tract #1

### TRACT DESCRIPTIONS:

**TRACT 1: 14± ACRES** with 2 story 3 bedroom home with 1 full bathroom and (2) ½ bathrooms. Large attached garage, 35'x50' bank barn with 20' and 35'x45' lean-tos. Also 3 sided hog coupe and pen, and 20'x30' metal sided shed. This tract has tillable ground with a good portion of good wooded hunting ground with 460' of frontage on St Rd 9.

**TRACT 2: 16± ACRES**, possible building site with a good even split of tillable and wooded hunting ground. 550' of frontage on St Rd 9.

**TRACT 3: 22± ACRES**, mostly wooded with good possible building sites. 610' of frontage on St Rd 9.

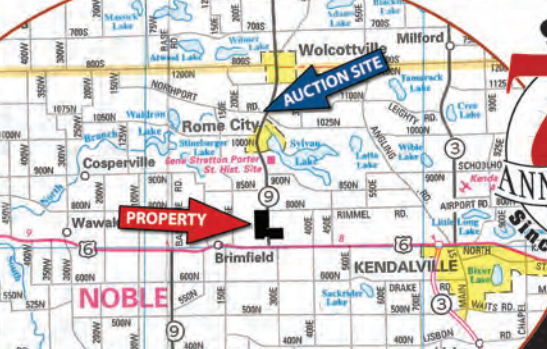
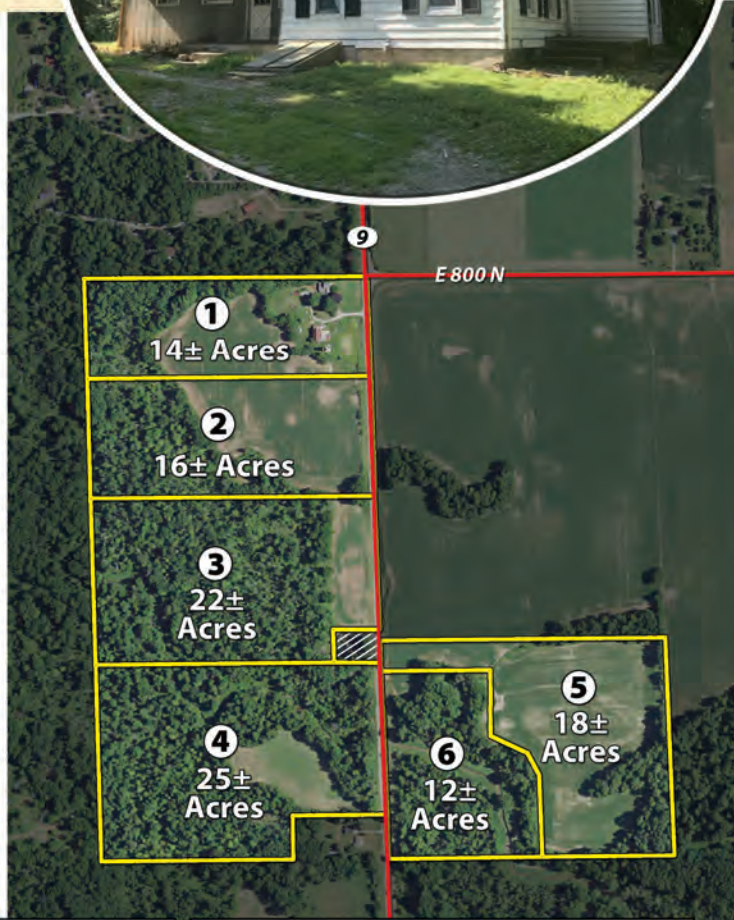
**TRACT 4: 25± ACRES**, mostly wooded with an open field in the center. This would make for a secluded building site, with Clock Creek running through this tract. Also, this is an exceptional tract and has lots of possibilities. 700' of frontage on St Rd 9.

**TRACT 5: 18± ACRES**, mostly tillable with small patch of woods. This tract is somewhat rolling with great possible building sites. 140' of frontage on St Rd 9.

**TRACT 6: 12± ACRES**, all wooded with Clock Creek running through this tract. 860' of frontage on St Rd 9.

**SELLER: John C Brier Trust**

**Auction Managers: Robert Mishler, 260-336-9750, call or text for more information • Roger Diehm, 260-318-2770**



**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.

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