

Auction

REAL ESTATE

ONLINE BIDDING
AVAILABLE



Monday, November 2 • 6 PM
Kendallville, IN • Noble Co.

SCHRADER
Real Estate and Auction Company, Inc.

- Potential Building Sites
- Tillable Acres
- Hunting Land

94±
Acres
Offered in 4 Tracts

1-800-451-2709
www.SchraderAuction.com

REAL ESTATE AUCTION TERMS & CONDITIONS
PROCEDURE: The property will be offered in 4 individual tracts. Any combination of tracts and as a total of 94± 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 combinations during the auction as determined by the Auctioneer. 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, and so be sure you have arranged financing if needed. 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 RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts. All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes). The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.
PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Noble County Health Department.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before January 4, 2016. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession shall be at closing subject to tenant's right to 2015 crop. Seller shall grant to successful Buyer rights to hunt on property day after Auction, if so desired with proof of insurance and sign a release of liability.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2016 and thereafter.

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 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.

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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract division in this auction. 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. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

SCHRADER
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950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709
260-244-7606
Auction Manager: Dean Rummel
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www.SchraderAuction.com

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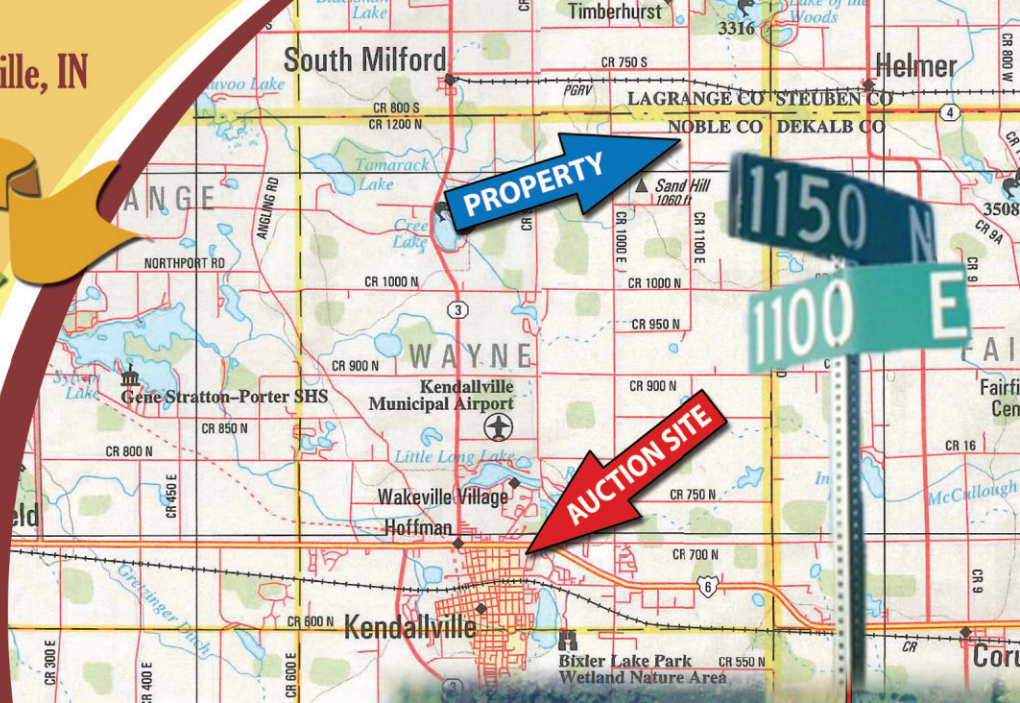


NOVEMBER 2015						
SUN	1	2	3	4	5	6
MON	8	9	10	11	12	13
TUE	15	16	17	18	19	20
WED	22	23	24	25	26	27
THU	29	30				
FRI						
SAT						

Kendallville, IN

**94[±]
Acres**
offered in 4 Tracts

**Monday, November 2
at 6 PM**



AUCTION LOCATION: Log Cabin Building at the Noble County Fairgrounds, Kendallville, IN.

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

TRACT 1: 31± ACRES with approx. 13± tillable with potential building site and trees in the back, great hunting.

TRACT 2: 23± ACRES with some tillable acreage and wooded recreational land, great for hunting.

TRACT 3: 20± ACRES with approx. 13± acres tillable land. Possible area for new construction and recreational land ideal for hunting.

TRACT 4: 20± ACRES with approx. 7± acres tillable. A potential building site with good hunting land.

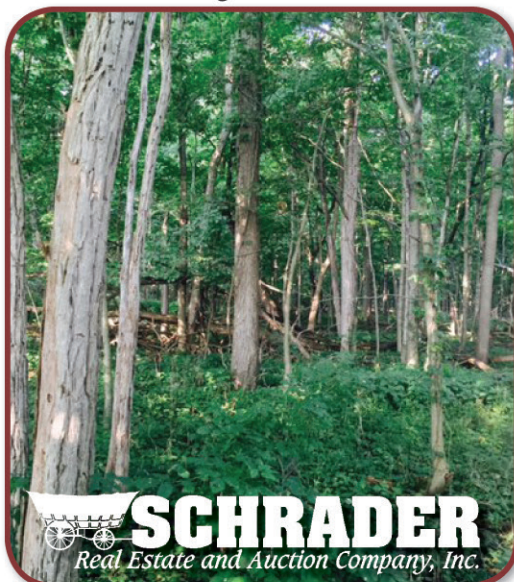
All parcels have access to road frontage, ditches and trees.

SELLER: James D. & Doris A. Slosser

Auction Manager: Dean Rummel • 260-343-8511

**INSPECTION
DATES:**

DATES:
Monday, October 5 • 2-4 PM
Wednesday, October 21 • 3-5 PM
Meet a Schrader representative
at the property



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 Kevin Jordan at Schrader Auction Co. - **800-451-2709**.



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