

Ligonier, IN • **Real Estate AUCTION** • Noble County

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Tuesday, April 18 at 6pm
at the Trinity Assembly of God Church, Ligonier, IN • Online Bidding Available

100[±] acres
in 5 tracts

SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

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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 Kevin Jordan at Schrader Auction Co. - 800.451.2709.

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- Tillable Land
- Wooded Recreational Land
- Potential Building Sites

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Immediate Possession Available for Farming Purposes

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Ligonier, IN • **Real Estate AUCTION** • Noble County

1 ± miles southwest of Ligonier • 17 ± miles southeast of Goshen • 10 ± miles east of Syracuse

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Real Estate
Ligonier, IN • AUCTION • Noble County
1± miles southwest of Ligonier • 17± miles southeast of Goshen • 10± miles east of Syracuse

Tuesday, April 18 at 6pm

The Trinity Assembly of God Church
1288 W Union St, Ligonier, IN 46767
Located directly to the east of Auction Tract 1. From the intersection of State Road 5 and Hwy 33/6, on the south side of Ligonier, travel west on Hwy 33/6 1 mile to CR 950W/Townline Road. Turn north on Townline Road and travel 1/2 mile to the Union Street. Travel west on Union Street 1/4 mile to the church.

PROPERTY LOCATION

From the intersection of State Road 5 and Hwy 33/6, on the south side of Ligonier, travel west on Hwy 33/6 1-1/2 mile to Westwood Road. Turn north on Westwood Road and travel 1/2 mile to property at the "T" on the north side of Union St/750 N.

TRACT DESCRIPTIONS

TRACT 1: 19± ac all tillable with frontage on Union St. The parcel is level with Fox Sandy Loam soils. Investigate this great location for a mini-farm or potential development.

TRACT 2: 12± ac potential building site with approximately 3 acres of woods. Frontage on Union St. Imagine the possibilities.

TRACT 3: 29± ac all tillable with frontage on Union St. Mostly Fox and Sebewa soils.

TRACT 4: 20± ac all tillable with mostly Blount and Pewamo soils. Frontage on Lincolnway/CR 800N.

TRACT 5: 20± ac mostly tillable with almost 5 acres of woods. Primarily Blount and Pewamo soils. Frontage on Lincolnway/CR 800N. Consider combining Tracts 4 and 5 for 34.5± acres cropland per FSA.

OWNER: Helen V. Yoder Estate & Maurice Freeman

AUCTION MANAGERS | DEAN RUMMEL • 260.343.8511
KEVIN JORDAN • 260.244.7606



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Terms & Conditions

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 100-acre unit. There will be open bidding on tracts, tract combinations, and the total during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cash, cashiers 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 owners title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession will be at closing. Immediate possession for farming purposes available with additional Earnest Money deposit. Call Auction Company for details.

REAL ESTATE TAXES: Buyer will assume 2016 Real Estate taxes due May 2017 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquires and due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders 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 divisions 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 Sellers option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers.

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 persons 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.

100[±]
acres
in 5 tracts



Auction Location



Tract 1



Tract 2



Tracts 2 & 3



Tracts 4 & 5

Soils Grid						
Code	Soil Description	Acres	Percent of field	Corn	Soybeans	Winter wheat
FoB	Fox sandy loam, till plain, 2 to 6 percent slopes	30.99	31.0%	98	33	48
BIB2	Blount silt loam, 1 to 4 percent slopes, eroded	23.51	23.5%	136	44	61
FoA	Fox sandy loam, till plain, 0 to 2 percent slopes	16.80	16.8%	98	33	48
BIA	Blount silt loam, 0 to 2 percent slopes	9.89	9.9%	141	46	63
Se	Sebewa loam, drained, 0 to 1 percent slopes	8.27	8.3%	133	36	65
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	6.72	6.7%	157	47	64
RbB	Rawson loam, 2 to 6 percent slopes	1.33	1.3%	142	50	65
RaB	Rawson sandy loam, 2 to 6 percent slopes	0.26	0.3%	138	48	62
RbA	Rawson loam, 0 to 2 percent slopes	0.25	0.2%	135	48	61
Weighted Average		118.8		38.4	55.3	



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