

Terms & Conditions

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 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 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. Purchase agreements are available for review prior to the auction. All final bid prices are subject to the Sellers acceptance or rejection in its sole discretion.

EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owners Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.

REAL ESTATE TAXES: Seller shall pay the 2017 real estate taxes payable in 2018 and ditch assessments due in 2017. All subsequent real estate taxes and assessments shall be the buyers responsibility.

CLOSING: Closing shall take place within 30 days after the auction.

POSSESSION: Possession shall be granted at closing, subject to tenant's rights to 2016 crop year.

SURVEY: The Seller shall determine any need for a new survey and shall be prepared only when required to convey title as more fully set forth in the purchase agreement. Any new survey provided shall be for the perimeter only when tracts are combined. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres on purchased acreage.

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 date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyers 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 aerial photos and neither Seller nor Auction Company warrants such information.

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.

STOCK PHOTOGRAPHY: Deer photo is for illustrative purposes only and was not photographed on the auction property.



Follow Us & Download Our iOS App



Auction Manager



KEITH LINEBACK • 574.286.2622

klineback@aol.com

#AU01043124



Tillable Cropland • Potential Building Sites

LAND AUCTION

75.2± acres

eastern

Tuesday, Sept 12 • 6pm

held at VFW Post #1954, North Liberty, IN

online bidding available

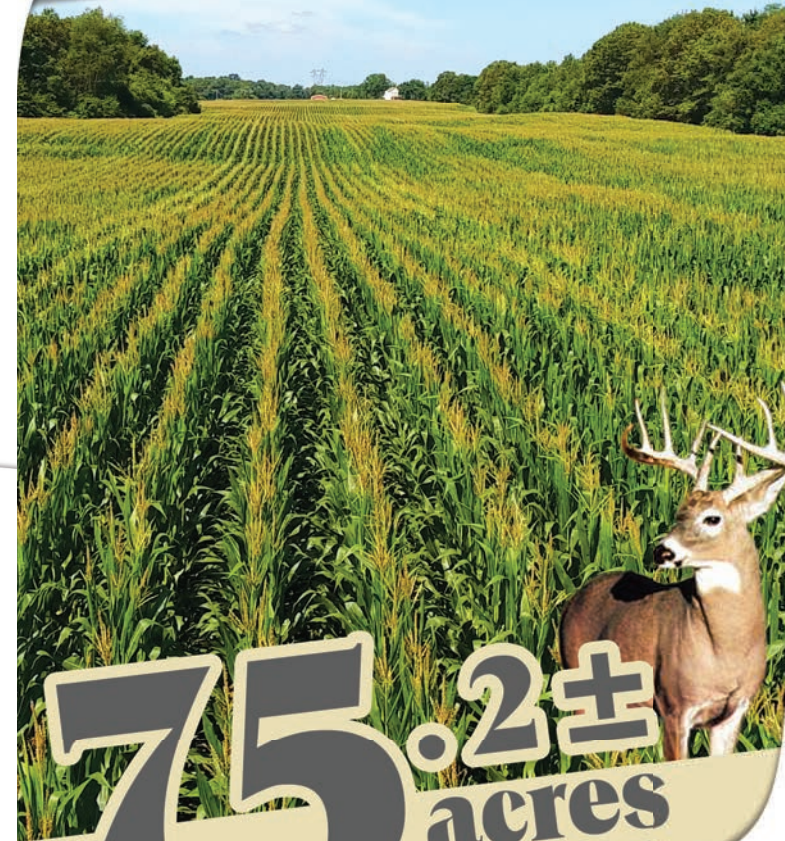
St Joseph Co. IN
Offered in 7 Tracts

800.451.2709
SchraderAuction.com

LAND AUCTION

St Joseph Co.
Indiana

Tillable Cropland • Potential Building Sites



75.2± acres

Offered in 7 Tracts

Tuesday, Sept 12 • 6pm
held at North Liberty VFW Post #1954, North Liberty, IN



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

75.2± acres LAND AUCTION

Offered in 7 Tracts

St Joseph Co.
Indiana

Tuesday, September 12 • 6pm

held at North Liberty VFW Post #1954,
66995 Tamarack Road, North Liberty, IN
(NE corner Tamarack Rd & Quinn Rd)

DIRECTIONS: TRACTS 1-5: 1 mile west of North Liberty on SR 4, property on left.
TRACTS 6-7: 2.25 miles north of North Liberty on SR 23, property on left.

Tracts 1-5: 33.21± acres includes 1.7± acres abandoned Railroad ROW and a total of 30.69 tillable acres. Adjacent to irrigated farmland.
Irrigate for seed corn or tomatoes.

Tracts 1 & 2: Each lot has 0.556 tillable acres for a total of 1.112 tillable acres. Two approved Home Sites per Kesler's Minor Subdivision with each having 120' frontage on Smilax Rd by 202' depth.
Tract 3: 10.9± acres with 668.77' frontage on SR 4 & 415.5' frontage on Smilax Rd with 10.258 tillable acres (includes 0.5± acres abandoned railroad right of way).
Tract 4: 10.6± acres with 524.5' frontage on SR 4 with 9.66 tillable acres (includes 0.6± acres abandoned railroad right of way).
Tract 5: 10.6± acres with 528' frontage on SR 4 with 9.66 tillable acres (includes 0.6± acres abandoned railroad right of way).

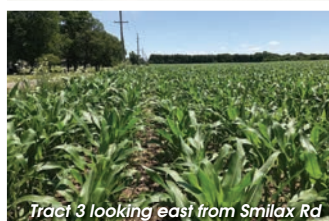
Tract 6-7: 42.0± acres per old surveys of adjoining property lines with 25.57 tillable acres and 16.43± acres of 2nd growth trees. **Irrigate for specialty crops.**

Tract 6: 21± acres with 478.5' frontage on SR 23 and 12± tillable acres and 9± acres of 2nd growth trees. BZA Variance for 478.5' road frontage.
Tract 7: 21± acres with 726' frontage on Thorn Rd. 13.57± tillable acres and 7.43± acres of 2nd growth trees.

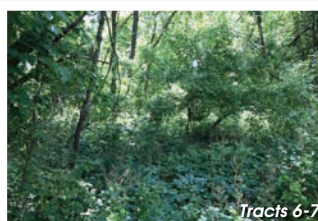
Seller: Kesler Family, LLC



Tracts 1-5



Tract 3 looking east from Smilax Rd



Tracts 6-7



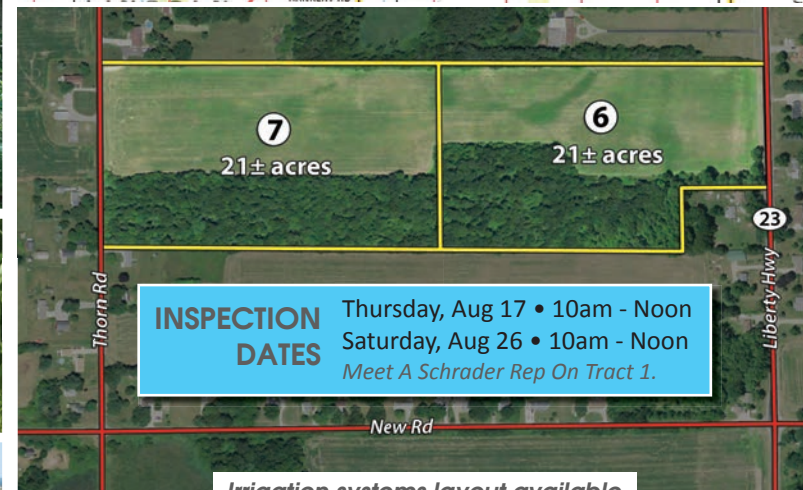
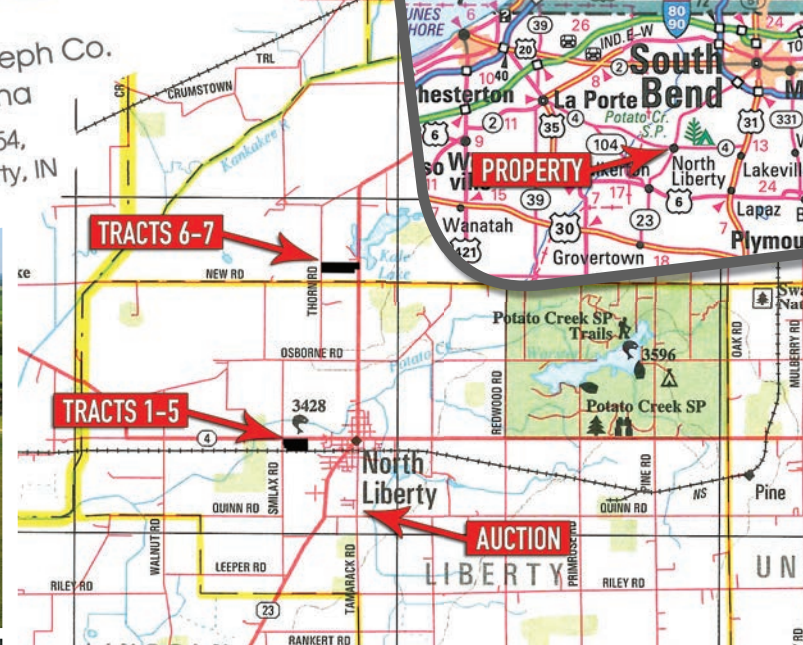
Tract 6



Tract 7 on Thorn Rd

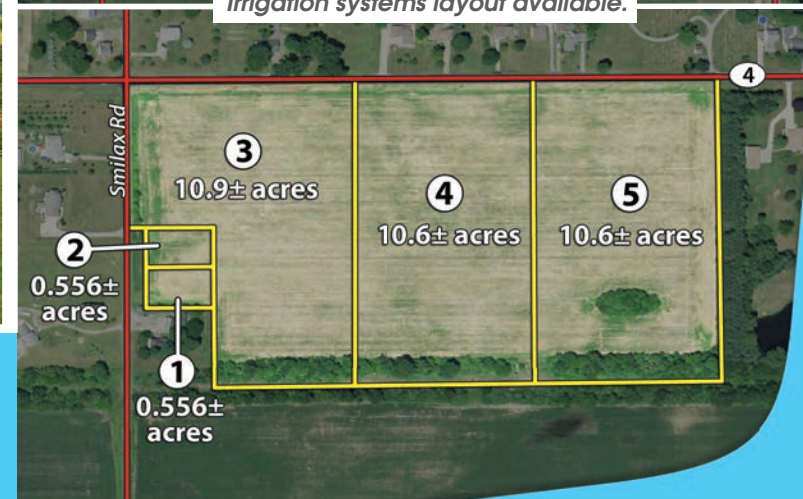


Tracts 6-7



INSPECTION DATES Thursday, Aug 17 • 10am - Noon
Saturday, Aug 26 • 10am - Noon
Meet A Schrader Rep On Tract 1.

Irrigation systems layout available.



800.451.2709 • SchraderAuction.com

Auction Manager:
Keith Lineback • 574-286-2622

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.