

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 12 individual tracts, any combination of tracts and as a total 55± 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).

DEED RESTRICTIONS: Per Town of Rome City approval.

ZONING: Agricultural Land along Northport Road has potential to be rezoned to Commercial.

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: \$281.32 yearly 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.

LOT SIZES SURVEY: If property is not all sold as one unit then a new survey will need to be completed - survey costs shall be split 50/50. 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.



AUGUST 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
5	6	7	1	2	3	4
12	13	14	8	9	10	11
19	20	21	15	16	17	18
26	27	28	22	23	24	25
			29	30	31	

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SALE MANAGER: Dean Rummel,
260-343-8511

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real estate AUCTION

Noble Co., IN

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Beautiful wooded lots or great investment for future Commercial tree sales!



55[±] Acres
12 Lots

real estate **AUCTION**
THURSDAY, AUGUST 30 • 6 PM



ONLINE BIDDING AVAILABLE



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55[±] Acres

real estate
Noble Co., IN

AUCTION

THURSDAY, AUGUST 30 • 6PM

DIRECTIONS TO PROPERTY: North of Rome City Indiana on St. Rd. 9, about ½ mile to Northport Rd, turn east about ½ mile to site on south side

AUCTION SITE: Sylvan Cellars Event Center, 2725 E. Northport Rd., Rome City, Indiana.

This 55.95± acre wooded land has a combination of planted walnut trees (about 25± acres with 20-25 years growth), pine trees, and old natural woods. It is ideal for a beautiful homestead or great investment for the future in walnut trees! Commercial tree sale now! 1,430 road frontage on Northport Road for commercial development. Or a hunter's paradise!

LOTS: All properties within 300' of sewer line which lies along Spring Beach Rd. or Chambers St. (Lots #1, 2, 3, 4, 5, 6, 7, 8, 9 & 12) must hook up to Town of Rome City sewer system, if a home is constructed. All information for building future parcel development needs to be addressed to the Town of Rome City for their opinion and approval.

DESCRIPTIONS:

LOT #1: 11± ACRES with frontage of approximately 560 ft on Northport Rd. This beautiful parcel could be used for a home site, toy barn, and commercial business (if rezoned). Walnut trees on this parcel.

LOT #2: .68± ACRES Entrance onto Northport Rd. View of Sylvan Lake and good looking parcel to enjoy.

LOT #3: .44± ACRES. Entrance onto Spring Beach Rd. Good elevation with view of Sylvan Lake.

LOT #4: 1.07± ACRES. Entrance onto Spring Beach Rd. Very attractive site with old natural woods.

LOT #5: 1.33± ACRES with entrance onto Spring Beach Rd. This is part of the old natural woods with some commercial trees. Very attractive site.

LOT #6: .44± ACRES Entrance onto Spring Beach Rd. Nice get-away site with heavily scented pine trees. Part of old natural woods.

LOT #7: .87± ACRES Entrance onto Spring Beach Rd. Very open with old natural woods.

LOT #8: 5± ACRES Entrance onto Spring beach Rd. Some roll to this amazing parcel and some commercial trees from the old natural woods.

LOT #9: 12± ACRES "SWING TRACT". This swing parcel is loaded with walnut trees. It must be purchased by any adjoining property buyer.

LOT #10: 5± ACRES with frontage of approximately 430 ft. on Northport Rd. This parcel would be ideal for a home or a small business (if rezoned). Walnut trees on this parcel.

LOT #11: 10± ACRES with frontage of approximately 550 ft. on Northport Rd. and also has frontage on 325 E. Great location for a business (if rezoned) or a home site, two entrances. Number of walnut trees.

LOT #12: 10± ACRES with entrance onto 325 E. This site is very attractive if wanting a beautiful homestead. Number of walnut trees and pine trees.

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Visit our website for more photos!

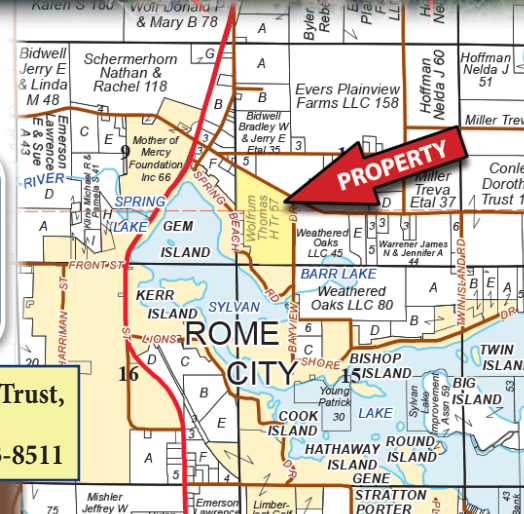
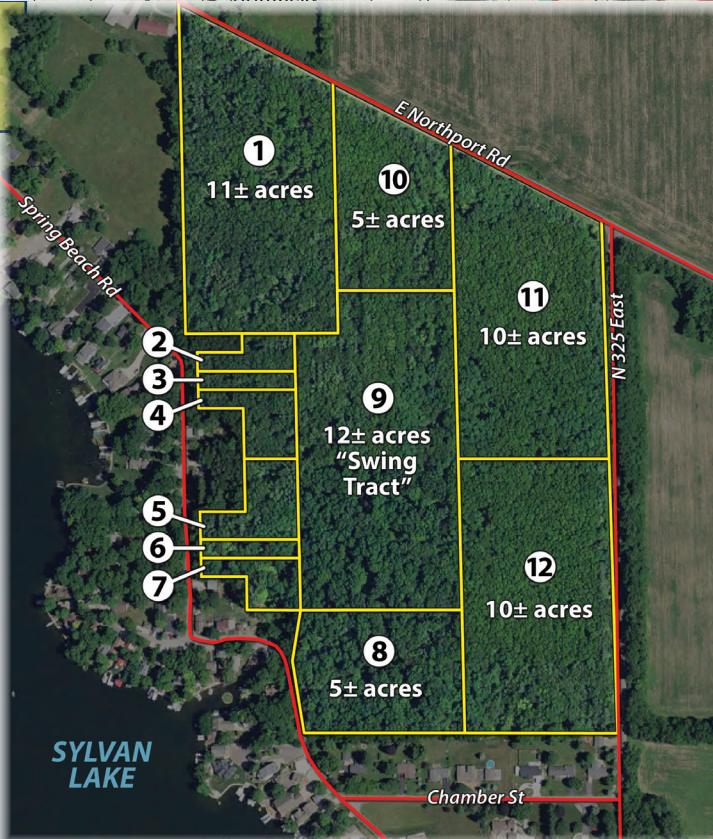


ONLINE BIDDING AVAILABLE

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 Schrader Auction Co. - 800-451-2709.

SELLER: The Thomas H. Wolfrum Family Trust,
Administrator: Beth Wetherill
SALE MANAGER: Dean Rummel, 260-343-8511

INSPECTION DATES:
THURSDAY, AUG. 9 • 4-6 PM
THURSDAY, AUG. 16 • 4-6 PM
SATURDAY, AUG. 18 • 10 AM-12 PM
Meet at the corner of
Northport Rd & Co. Rd. 325 E.



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