

AUCTION TERMS & CONDITIONS:
ANY CONSIDERED NEW CONSTRUCTION SHOULD BE CHECKED WITH NOBLE CO PLANNING FOR PREAPPROVAL. DRIVE WAY CUTS SHOULD BE CHECKED WITH NOBLE CO HIGHWAY FOR PREAPPROVAL.
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 152± 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. It is NONREFUNDABLE. **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 a warranty deed(s). **CLOSING:** The targeted closing date will

be approximately 30 days after the auction. The balance of the real estate purchase price is due at closing. **POSSESSION:** Possession after crops are harvested. Present tenant takes 2018 crops. **REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) and will be prorated to day of closing. **MINERAL RIGHTS:** The sale shall include 100% of the mineral rights. **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 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 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.**

Absolute AUCTION 152[±] 7 Tracts acres

NOBLE COUNTY, IN

TUESDAY, SEPTEMBER 11 • 6:00 PM

Auction Manager: Dean Rummel • 260-348-8511
 AC63001504, AU08801377

SEPTEMBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	1
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

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 950 N Liberty Drive, Columbia City, IN 46725
 800-451-2709 • www.SchraderAuction.com



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152[±] 7 Tracts acres

Possession after crops are harvested. Present tenant takes 2018 crops.

NOBLE COUNTY, IN

These 152± acres are close to everything and offer hunting grounds, timber land and building sites.

Each parcel is amazingly unique and is open to a buyer's imagination for creating a personal lifestyle!

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Absolute AUCTION

TUESDAY, SEPTEMBER 11 • 6:00 PM



NOBLE COUNTY, IN

152[±]
7 Tracts *acres*

AUCTION

TUESDAY, SEPTEMBER 11 • 6:00 PM

AUCTION LOCATION: Avilla American Legion, 205 Ley St. Avilla, IN 46710

PROPERTY LOCATION: Northeast corner of CR 100N and CR 500E Avilla, IN

TRACT DESCRIPTIONS:

TRACT 1: 17[±] ACRES. App. 90 ft. frontage on CR 500 E leading back to a beautiful stand of tall trees. There are assorted trees to be harvested. Great building site for a new dream home and/or a hunter's paradise.

TRACT 2: 16[±] ACRES. Mostly tillable and rolling land consisting mostly of silt clay and loam. Also a great site for a new home and possibly a pond. Some nice tall trees.

TRACT 3: 66[±] ACRES. This parcel is mostly tillable consisting of HAA-Haskins loam and PE-Pewano silt clay loam.

TRACT 4: 10[±] ACRES. This parcel with frontage both on 500 E and 100 S possible great building site. This parcel is also tillable.

TRACT 5: 15[±] ACRES. This parcel has frontage on 100 N. It is tillable and would also be a good building site.

TRACT 6: 14[±] ACRES. This parcel has frontage on 100 N, good for hunting with some tillable land.

TRACT 7: 14[±] ACRES. This parcel has frontage on 100 N, good for hunting with some tillable land.

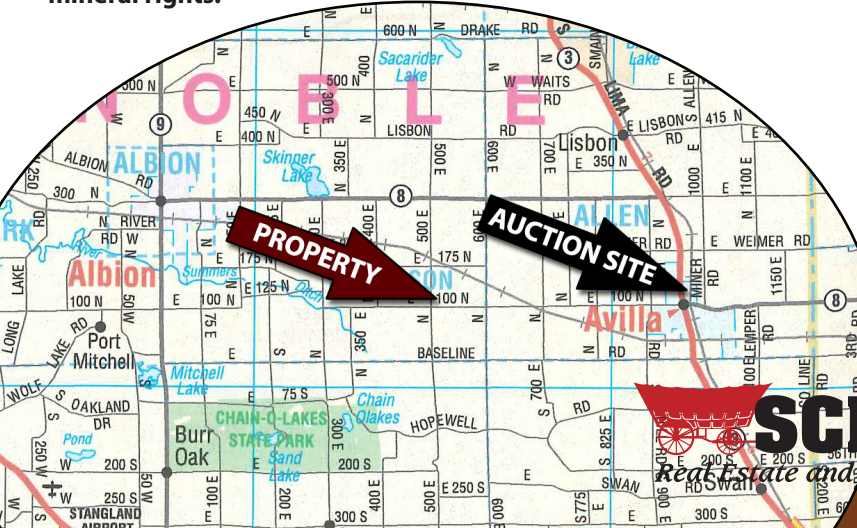


Inspection Dates:
Saturday, August 18 • 3 - 5pm
Wednesday, August 22 • 4 - 6pm
Meet Schrader Representative on site on 100 N



Acreage is close to everything and offers hunting grounds, timber land and building sites. Each parcel is amazingly unique and is open to a buyer's imagination for creating a personal lifestyle!

Any considered new construction should be checked with Noble CO Planning for preapproval. Drive way cuts should be checked with Noble CO Highway for preapproval. Possession after crops are harvested. Present tenant takes 2018 crops. The sale shall include 100% of the mineral rights.



Owner: Mary E Ragan Revocable Trust, Ned Ragan POA, Mike Yoder Attorney | Auction Manager: Dean Rummel • 260-348-8511

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