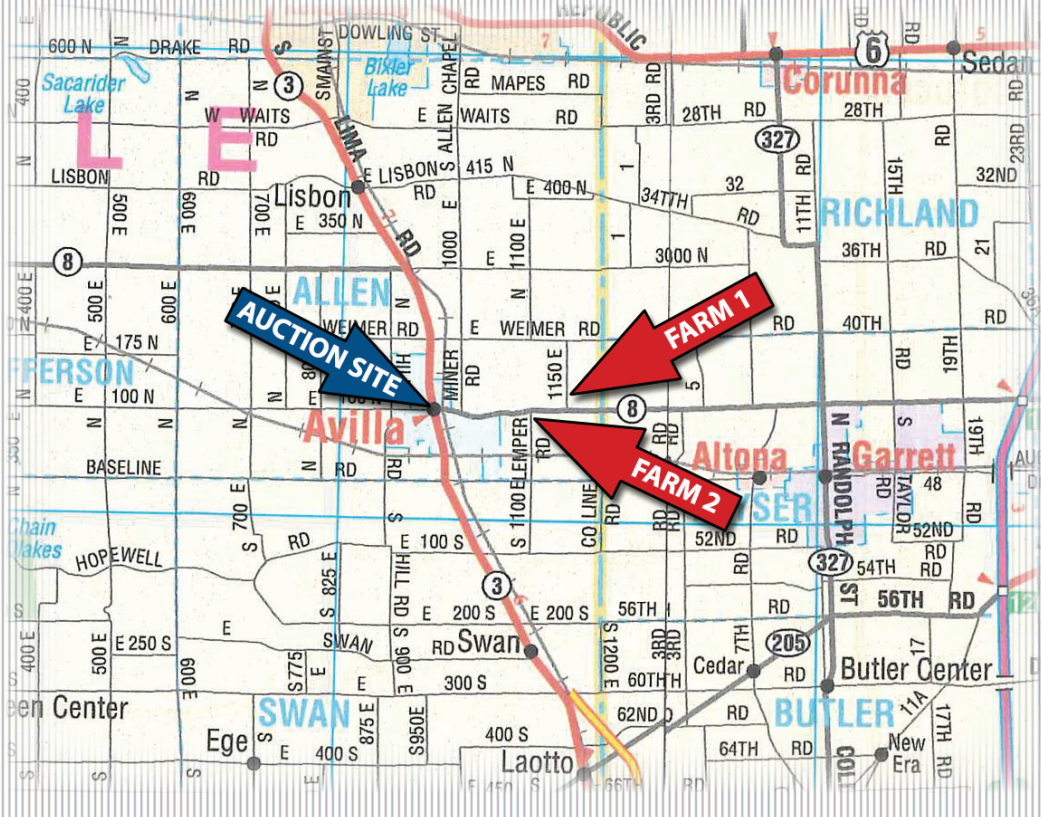


Noble County, IN

Real Estate Auction

116.5±
acres
2 FARMS • 9 TRACTS

Thursday, November 1 • 6 pm



REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts and as a total 116.5± 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 complete.

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).
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 on Tracts 1, 2 & 5 will take place at closing. Tracts 3, 4, 6, 7, 8

and 9 are subject to tenants rights on growing crops.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) and prorated from day 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.

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.

SCHRADER
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NOVEMBER 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	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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Noble County
Indiana

116.5±
acres
2 FARMS • 9 TRACTS



Tract 5

Real Estate Auction

Farm 1



Thursday,
November 1
at 6:00 pm

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ONLINE BIDDING AVAILABLE

116.5[±] acres

2 FARMS • 9 TRACTS

Real Estate Auction

Noble County, IN

**Thursday,
November 1
at 6:00 pm**

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

FARM 1: 80± ACRES

Located east of Avilla, Indiana, 2 miles on St RD 8 to N 1150 E, then north ¾ mile.

TRACT 1: 4± ACRES, very nice wooded possible building tract on N1150 E/Lash Road.

TRACT 2: 4± ACRES, very nice wooded possible building tract on N1150 E/Lash Road.

TRACT 3: 14± ACRES, all tillable with 398 ft. frontage on N1150 E/Lash Road.

TRACT 4: 35± ACRES all tillable with 150' frontage on N1150 E/Lash Road.

TRACT 5: 6± ACRES, with 2 story, 4 bedroom home, bank barn with lean-to, pole barn, small pole barn and granary with shop. Ideal set up for a 4-H or mini farm. New windows, doors and handicap entryway in 2017. New septic system was installed in 2016, 2-4 inch wells. Home has a battery back up system.

TRACT 6: 18± ACRES, "SWING TRACT" with farm pond, balance is all tillable. This tract must be bought by adjoining land owner or purchased in connection with other advertised tracts.



FARM 1 - Entire Property



FARM 2 - Entire Property

FARM 2: 35.5± ACRES

Located east of Avilla, Indiana, 1 ½ miles on St RD 8 to N 1100 E/Lemper Rd, then south ¼ mile.

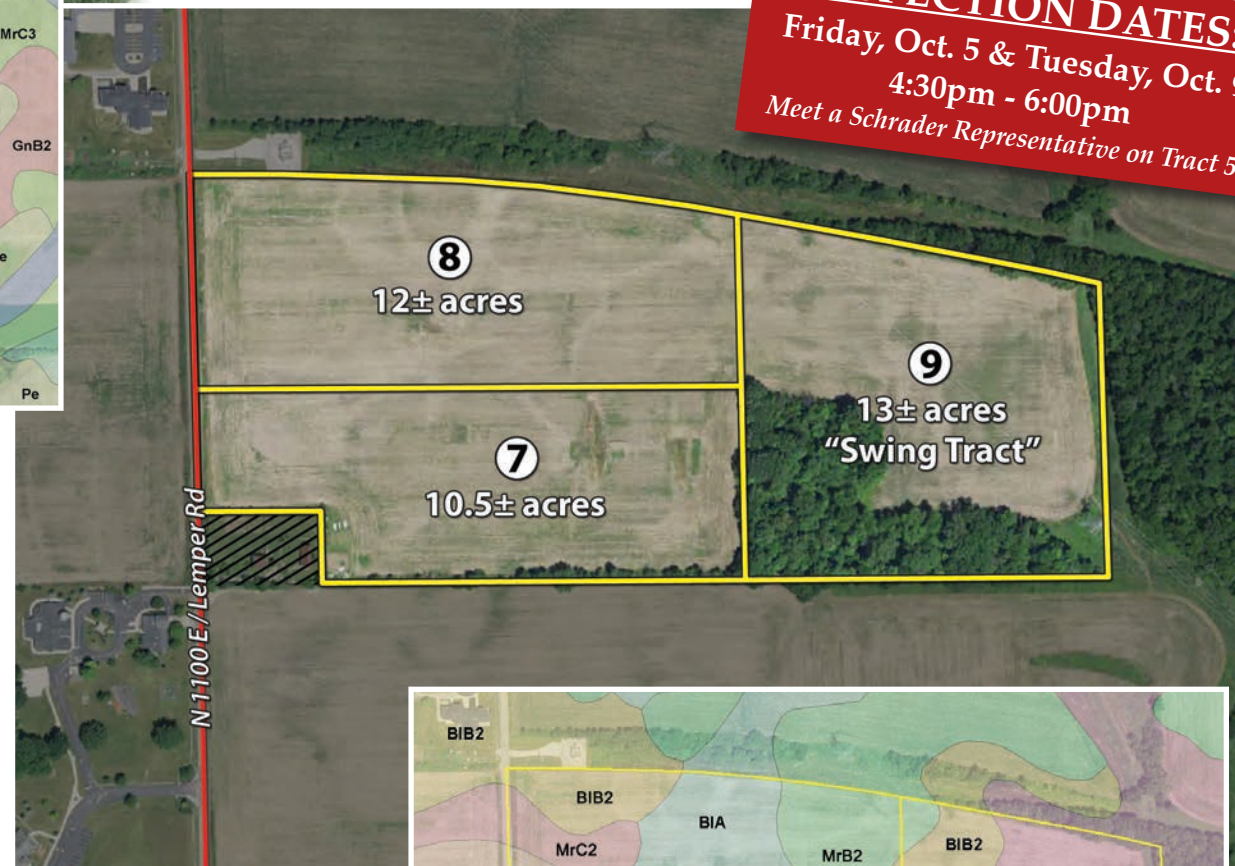
TRACT 7: 10.5± ACRES, all tillable with frontage on Lemper Road.

TRACT 8: 12± ACRES, all tillable frontage on Lemper Road.

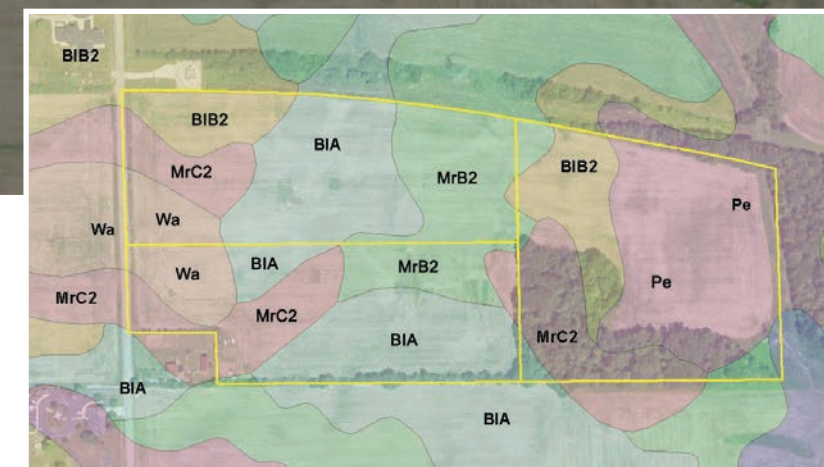
TRACT 9: 13± ACRES, "SWING TRACT" with approximately 7± acres tillable with the balance in wooded land. This tract must be bought by adjoining land owner or purchased in connection with other advertised tracts.

East Noble School Corporation

INSPECTION DATES:
Friday, Oct. 5 & Tuesday, Oct. 9
4:30pm - 6:00pm
Meet a Schrader Representative on Tract 5.



*Close to
Ft Wayne, Auburn,
Angola and Ohio!
Don't miss
this opportunity!*



SOIL TYPES	
Code	Soil Name
MsC3	Morley silty clay loam, 6-12% slopes, severely eroded
BIB2	Blount silt loam, 1-4% slopes, eroded
MrB2	Glynwood silt loam 2-6% slopes, eroded
BIA	Blount silt loam 0-2% slopes
Pe	Pewamo silty clay, 0-1% slopes
Ws	Washtenaw silt loam
MrC2	Morley silt loam 6-12% slopes, eroded
Wa	Wallkill silt loam

SELLERS: Betty (Louis) Lash Estate;
Daniel Lash, Executor
SALE MANAGER: Robert Mishler,
260-336-9750 (Call or Text)

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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 Schrader Auction Co. 800-451-2709.