

**63.5± ACRES**  
**Offered in 3 Tracts**  
**AUCTION LOCATION:**  
**580 Fair St, Kendallville IN 46755**  
**800.451.2709 • SchraderAuction.com**

**LAND AUCTION**  
**Noble County, IN**  
**MONDAY, NOV. 22 @ 6:00 PM**

**SchraderAuction.com**  
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**Dean Rummel • 260.343.8511**  
**AC63001504, AU08801377**

**AUCTION MANAGER:**  
**950 N Liberty Drive**  
**Columbia City, IN 46725**  
**CORPORATE HEADQUARTERS:**

**SCHRADER**  
*Real Estate and Auction Company, Inc.*

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# NOBLE COUNTY, IN • LAND AUCTION

**63.5± ACRES**

**TERMS AND CONDITIONS**  
**PROCEDURE:** The property will be offered in 3 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 be made in the form of cash, 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 \$100,000.  
**POSSESSION:** Possession at closing or for 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.  
**DEED:** Seller shall provide Warranty Deed(s) due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.  
**REAL ESTATE TAXES:** Seller to pay taxes for the 2021 calendar year due and payable in 2022 by giving the buyer(s) a credit at 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 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.  
**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 invitee of the property by virtue of the offering of the property for sale.  
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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 shall be imposed on the Seller or the Auction Company for its accuracy, errors, or omissions is assumed. 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 MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.





# NOBLE COUNTY, IN • LAND AUCTION

# 63.5± ACRES

**MONDAY, NOV. 22 @ 6:00 PM**

## TRACT DESCRIPTIONS

**Tract 1:** 21.5± acres of productive tillable farmland containing Pewamo soils and great road frontage along E 500 N and N 400 E.

**Tract 2:** 32± acres of majority tillable farmland containing Pewamo soils.

**Tract 3:** 10± acres allowing for a great potential homesite and scenic views.

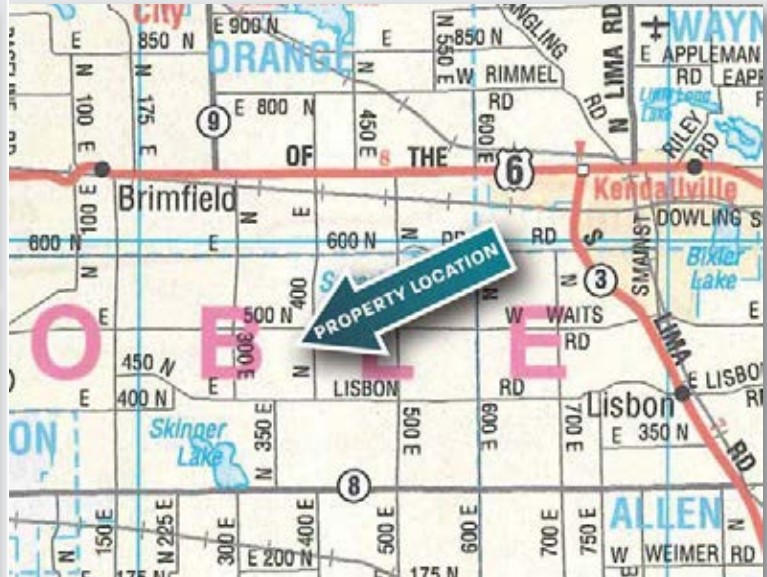


**Productive Tillable Farmland • High Indexing Soils  
Great Potential Building Sites • Gorgeous Topography**

Tract 1



Tract 2 & 3



## INSPECTION DATES

**Nov. 9 from 1:00 - 3:00 PM  
Nov. 13 from 10:00 AM - Noon**



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.

**AUCTION LOCATION:** 580 Fair St, Kendallville IN 46755

**PROPERTY LOCATION:** 4663 N 400 E, Kendallville IN 46755 • From SR 3 heading north towards Kendallville, take a left and head west on 500 N for four miles. The property will be on your left.

**SELLER:** Jim A Edsall

**AUCTION MANAGER:** Dean Rummel • 260.343.8511

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Real Estate and Auction Company, Inc.