

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a 20±-acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Trustee's Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing. Immediate possession for farming purposes is available with an additional deposit. Contact the auction company for details.

REAL ESTATE TAXES: Real estate taxes will be the

responsibility of the Buyer beginning with taxes due in 2024 and thereafter.

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. An Inspection Date has 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: It is expected that the property will be conveyed using the existing legal description, without obtaining a new survey. A new survey will not be obtained unless required by the recording officials to record the conveyance or otherwise deemed necessary by Seller. If a new survey is obtained, the survey cost will be shared equally (50:50) by Seller and Buyer.

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
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

AUCTION MANAGER:
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AC63001504, AU10600023

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land Auction 20± acres
offered in 1 Tract

Noble County • Cromwell, Indiana



MAY 2023						
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	31			

20± acres land Auction
offered in 1 Tract
Noble County • Cromwell, Indiana



- Tillable Land • Woods
- Potential Building Site
- Includes 2023 Farming Rights!



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Wednesday, May 3rd • 6pm EST
Auction held at Ligonier United Methodist Church Fellowship Hall

Noble County
Cromwell, Indiana

Wednesday, May 3rd • 6pm EST

20[±]
acres

offered in
1 Tract

land Auction

- Tillable Land • Woods
- Potential Building Site
- Includes 2023 Farming Rights!

3± miles southeast of Cromwell • 9± miles south of Ligonier • 20± miles north of Columbia City



AUCTION LOCATION: Ligonier United Methodist Church Fellowship Hall, 466 Townline Road, Ligonier, IN 46767. From the intersection of US-6 & SR-5 on the South side of Ligonier, travel West on US-6 for 0.5 miles to Townline Road. Turn North on to Townline Road and travel for 0.7 miles to the United Methodist Church. Entrance will be on the West side of the road.

PROPERTY LOCATION: From the intersection of US-33 and CR 650 W, 0.5 miles South of Kimmel, travel South on CR 650 W 1.6 miles to CR 100 N. Turn West on CR 100 N and travel 2 miles to the property on the North side of the road.

INSPECTION DATE:
Tuesday, April 25th • 2-4pm
Meet a Schrader Representative
at the property and explore the farm

Beautiful opportunity to buy a small farm near Cromwell, Indiana with full farming rights for 2023. This property has nearly 17± acres productive tillable land plus the 3± acre secluded woods. Notice all of the deer tracks and well worn animal trails. The small corn crib near the road creates an idyllic setting. Imagine the possibilities!

OWNER:

Robert E and Sharon A Kohnen Trust

SALES MANAGER:

Kevin Jordan 800-451-2709



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schrader-auction.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.



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