

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 60± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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.

POSSESSION: Possession for Tract 1 will be 30 days or less after closing.

Possession for Tracts 2, 3 & 4 will take place at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated & the responsibility of the Buyer(s) beginning with taxes due in Spring 2024 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases

will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

MONDAY, AUGUST 28 • 6PM EST

Kendallville, IN
Noble County

AUGUST	Su	M	Tu	W	Th	F	Sa
			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		

Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725



60± ACRES

Offered in 4 Tracts

SALE MANAGER:

Robert Mishler • 260.336.9750 #AU08701553
Schrader Real Estate & Auction Company, Inc.
#AC63001504



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LAND AUCTION

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Kendallville, IN
Noble County

60± ACRES

Offered in 4 Tracts

LAND AUCTION



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MONDAY, AUGUST 28 • 6PM EST

Kendallville, IN
Noble County

60[±] ACRES

Offered in 4 Tracts

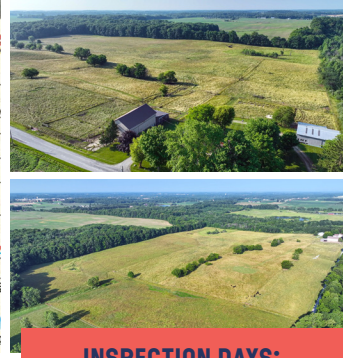
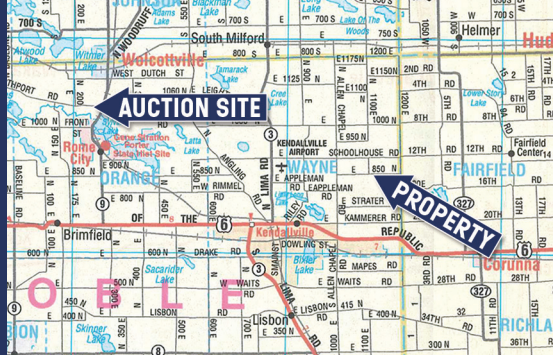
Home is a 2 story 3 bedroom 2,278 sq. ft. farmhouse with nice wood deck & screened in porch. There is also a newer furnace installed in 2019 & a new water heater. The 60± acres is completely fenced with very good woven wire fencing (all gates will stay with property) & divided into several pastures for your horses or cattle. Bank barn has been well maintained, has plenty of room for hay storage in top floor & horse stalls & loafing in the lean-to. The additional pole barn on the property has an area for machinery storage, head gate & corral under the lean-to. Located in Wayne Township - Noble County, Indiana.

AUCTION LOCATION:

Sylvan Cellars Event Center, 2725 E Northport Rd, Rome City, IN 46784

PROPERTY LOCATION:

On the east edge of Kendallville, IN to 1000 E then north to 850 N, east to 11056 E 850 N, Kendallville, IN 46755



INSPECTION DAYS:

Wed, Aug. 9 from 2-4pm &
Thur, Aug. 17 from 4-6pm



TRACT 1: 15± ACRES with 2 story 3-bedroom farmhouse w/ nice wood deck & screened in porch. It has a newer furnace installed in 2019 & a new water heater. The 15± acres is completely fenced with woven wire fencing & divided into several pastures for your horses or cattle. Bank barn has been well maintained, has plenty of room for hay storage on the top floor plus horse stalls & loafing in the lean-to. The additional pole barn on the property has area for machinery storage, head gate & corral under the lean-to.

TRACT 2: 15± ACRES, completely fenced w/ woven wire fencing & divided into several pastures, gently rolling.

TRACT 3: 15± ACRES, completely fenced w/ woven wire fencing & divided into several pastures, gently rolling.

TRACT 4: 15± ACRES, completely fenced w/ woven wire fencing & divided into several pastures, gently rolling.

OWNER: Debby (Paul) Jokisch **SALE MANAGER:** Robert Mishler, 260-336-9750

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 info, call Schrader Auction Co.

800-451-2709

ONLINE BIDDING AVAILABLE



LAND AUCTION

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