

# 90.8± *acres* Picturesque Noble County, Swan Township, IN

## LAND AUCTION

OFFERED IN  
5 TRACTS  
OR COMBINATIONS

- HOUSE
- BARN
- POND
- LAND
- POTENTIAL BUILDING SITES



**Monday, January 15 • 6pm**  
held at the St. Mary Catholic School, Avilla, IN • Online Bidding Available

3 Miles west of SR 3  
on E 200 S, between  
S 825 E and S 700 E

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**SCHRADER**  
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of Fort Wayne

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*Auction Manager:*  
**Steven C. Coil • 260.446.2037**  
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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 Company, 800.451.2709.

**866.340.0445**  
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# 90.8± Picturesque LAND AUCTION

Noble County, Swan Township, IN

OFFERED IN 5 TRACTS OR COMBINATIONS



Genevra B. Dornbush is offering a fabulous opportunity to acquire a large amount of picturesque land in Noble County, IN. This property is 90.8± acres with 65.38± cropland acres, of which 45.30± acres is currently enrolled in CRP (\$6,864 ANNUAL INCOME until September 30, 2032) per FSA. This property is located a short distance from Avilla, IN and has good road frontage on 200 South. Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural homestead, do not miss this opportunity to bid on a fabulous property in Noble County!

**TRACT 1: House, Barn and 22± Acres!** With 150± feet of road frontage on E 200 S, this tract includes a 2,700± sq. ft. Dutch Colonial Style 1-1/2 story, 3 bedroom, 2-1/2 bath house on a partially finished 1,620± sq. ft. basement. The house is all electric with geothermal heating and air conditioning, septic system, well and a whole house vacuum system for convenience. Also included is a 1,092± sq. ft. barn for all your toys and 8.42± acres of CRP land! All the structures were built in 1996/1997. Combine Tracts 1 & 2 for 40.8± acres with CRP income and a picturesque setting in Noble County!

**TRACT 2 "SWING TRACT": 18.80± Acres!** This tract has no road frontage and can only be bid on in combination with another tract or by an adjoining landowner\*. This tract includes 6± acres of woods, 7.73 acres of CRP land and has access to a regulated ditch for drainage purposes. The soil is a mix of Pewamo silty clay loam, Morley silty loam and Glynwood silty loam. Combine Tracts 2 & 3 for 48.8± acres with CRP income and the potential for great hunting!

\*See additional comments under "Auction Terms & Conditions".

**TRACT 3: 30± Acres and Pond!** With road frontage on E 200 S, this tract includes a 3.5± acre pond and has access to a regulated ditch for drainage purposes. The soil is a mix of Glynwood loam, Blount loam and Pewamo silty clay loam. This tract has 14± acres of CRP land, a picturesque setting with a potential building site and the potential for great hunting and fishing opportunities!

**TRACT 4: 10± Acres Potential Building Site!** With 150± feet of road frontage on E 200 S, this tract contains approximately 6± acres of trees for a potential building site. The soil is mainly Glynwood silt loam and Blount loam, with a touch of Morley silt loam and Morley silty clay loam. Imagine the endless possibilities for recreational enjoyment if Tracts 3 & 4 are combined for 40± acres!

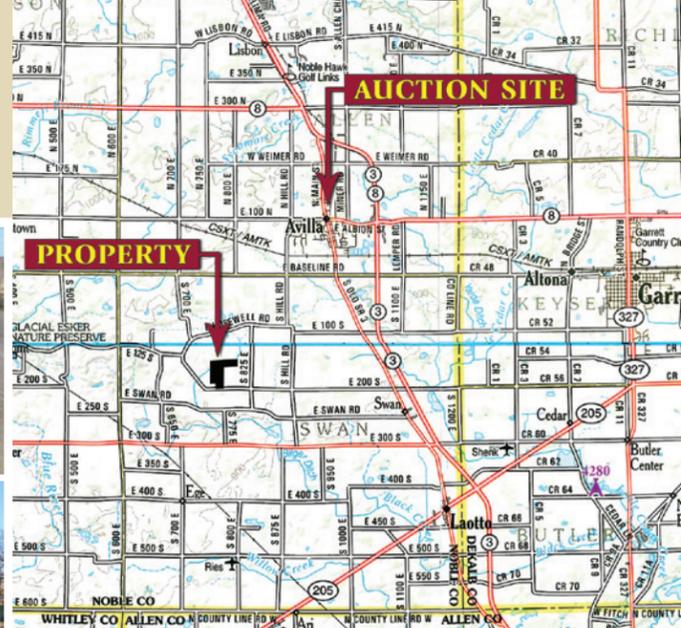
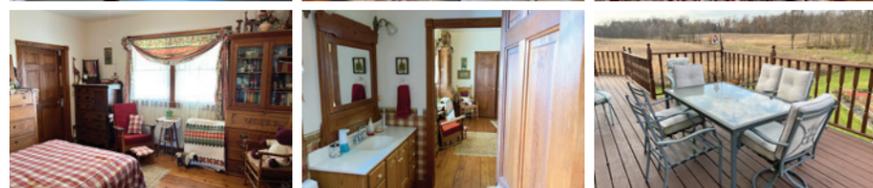
**TRACT 5: 10± Acres Potential Building Site!** With 150± feet of road frontage on E 200 S, this tract contains approximately 6± acres of trees for a potential building site. The soil is mainly Glynwood silt loam and Blount loam, with a touch of Morley silt loam. Imagine the picturesque setting for a dream home if Tracts 4 & 5 are combined for 20± acres!

**SELLER:** Genevra B. Dornbush

Monday, January 15 • 6pm

St. Mary Catholic School • Online Bidding Available  
232 North Main St, Avilla, IN 46710

PROPERTY LOCATION: 7737 East 200 South, Avilla, IN 46710  
3 Miles west of SR 3 on E 200 S between S 825 E and S 700 E.



OPEN HOUSE/ INSPECTIONS Sunday, December 17 from 2-4PM  
Monday, December 18 from 3-5PM  
Meet on Site or call Auction Manager for a private showing.



**AUCTION TERMS AND CONDITIONS:**

**PROCEDURE:** The property will be offered in FIVE (5) individual tracts, any combination of tracts and as a total 90.8±/- 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. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% down payment at close of the 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. The terms of this agreement and any addendum are non-negotiable.

**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).

**CONSERVATION RESERVE PROGRAM CONTRACT:** The property is enrolled in a Conservation Reserve Program ("CRP") through 9-30-32.

The annual contract payment is \$6,864, which consists of 45.30 acres. It is the Buyer(s) responsibility to maintain Contract #11216 through the Noble County Farm Service Agency, 100 East Park Drive, Albion, IN 46701-1437. The Buyer(s) will receive the 2024 CRP payment(s). The Buyer(s) will pay all penalties should any or all this property be taken out of the CRP program prior to its expiration.

**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes).

**PERIMETER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Noble County Health Department.

**CLOSING:** The balance of the real estate purchase price is due at closing, which is targeted to take place on or before February 29, 2024.

**POSSESSION:** Buyer(s) shall receive possession at closing on Tracts #2, #3, #4 and #5, which all contain "land only". Buyer(s) shall receive possession on July 15, 2024, or any agreeable alternate date on Tract #1, which contains the house and barn. The seller will pay all utility bills and maintain hazard insurance on the house and barn "only", during the possession period.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of

closing.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after 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.

**TRACT MAP(S) AND ACREAGE:** All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

**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.  
**SWING TRACT REQUIREMENT:** Per Noble County Plan Commission @ (260) 636-7217, located at 109 N. York Street, Albion, IN 46701. If an adjoining landowner is the successful bidder on Tract 2 "Swing Tract", the adjoining landowner MUST survey their existing land parcel and include ALL of Tract 2 "Swing Tract" in with their existing land parcel, thus, creating a NEW legal description prior to closing. All costs associated with this requirement, including any additional survey work, shall be a 100% responsibility of adjoining landowner.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**AGENCY:** Schrader Real Estate and Auction of Fort Wayne, LLC 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.

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THE ORIGINAL MULTI-TRACT AUCTIONS