

AUCTION REAL ESTATE & PERSONAL PROPERTY

Kimmell, IN • Noble County

54
ACRES
3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Drive
Columbia City, IN 46725

JULY 2012

Sun	1	2	3	4	5	6	7
Mon	8	9	10	11	12	13	14
Tue	15	16	17	18	19	20	21
Wed	22	23	24	25	26	27	28
Thu	29	30	31				

AUCTION MANAGER: Roger Diehm
260.244.7606 • 260-318-2770



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AUCTION REAL ESTATE & PERSONAL PROPERTY

Kimmell, IN
Noble County

54
ACRES
3 Tracts

HIXSON
Sand & Gravel

Thursday, July 26, 2012
Real Estate - 5pm
Personal Property - 5:30pm

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REAL ESTATE & PERSONAL PROPERTY **AUCTION**

HIXSON
Sand & Gravel

54
ACRES
★

Kimmell, IN
Noble County



- 44 Acre Gravel Pit
- Excellent Turn-Key Investment
- Wooded Tract - Potential Building Site
- Commercial Tract with Excellent Road Frontage

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Real Estate and Auction Company, Inc.
W Noe St



Thursday, July 26, 2012
Real Estate - 5pm * Personal Property - 5:30pm

REAL ESTATE & PERSONAL PROPERTY AUCTION

Kimmell, IN Noble County

Thursday, July 26, 2012

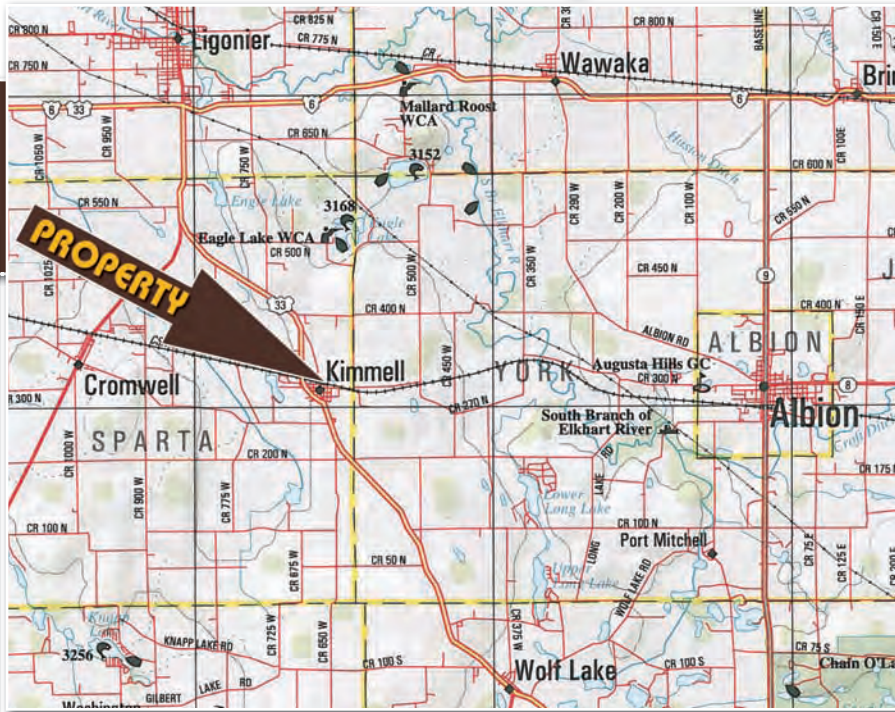
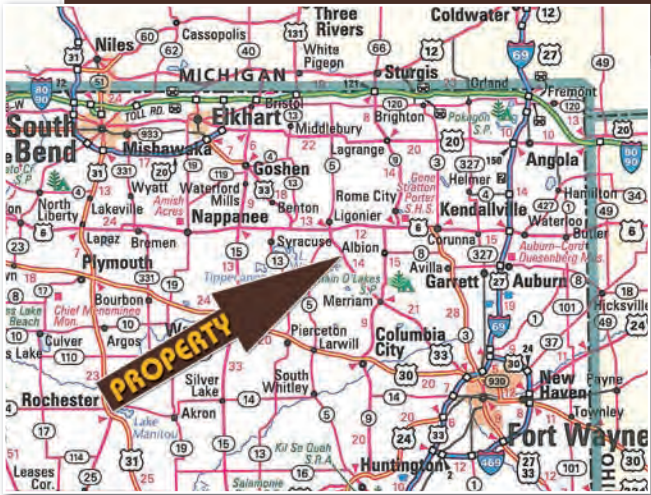
54

ACRES

3 Tracts

Real Estate - 5pm
Personal Property - 5:30pm

- 25± Miles from Kendallville
- 26± Miles from Goshen
- 30± Miles from Ft. Wayne



AUCTION LOCATION: ON SITE
3258 North Clark St., Kimmell, IN

REAL ESTATE - 5PM

TRACT 1: 44 Acres and gravel pit with approximately 10 acres of water and 34 acres of working gravel pit.
TRACT 2: 8 Acres total. 4 acres wooded.
TRACT 3: 1.5 acre commercial lot with great road frontage.

Great Opportunity to Invest in a Flourishing Business, Beautiful Building Site or Commercial Property!

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TRACT 1



INSPECTION DATES:
Thursday, July 12 • 4pm
Tuesday, July 26 • 3pm

TRACT 3

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 54± 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.
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.
APPROVAL 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. All final bid price is subject to the Sellers acceptance or rejection.
DEED: Seller shall provide a Warranty deed.
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place 15 days after proof of merchantable title.
POSSESSION: at closing.
REAL ESTATE TAXES: Pro-rate to day of closing.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There will be no new survey as there is an existing legal description. If the property is sold in tracts, cost of survey will be shared 50:50 between Buyer and Seller.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS**

MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

PERSONAL PROPERTY - 5:30PM

2003 Komatsu 5yd Loader, 12,690 hrs.
1997 Samsung 5yd Loader, 18,644 hrs.
2005 Dump Truck, 57,579 mi.
2006 Crew Cab Ford Truck, 115,853 mi.
1977 IH Scout 2, V8, 4x4, auto., older restoration
Truck Scales, 50 ft. in-ground
Bucket Truck, 34,642 mi.
1961 American Drag Line Crane
1982 Champ forklift
2003 Cargo Trailer, 6x12, like new
1959 Cushman Scooter, original, speedometer, turn signals

Check our Website for Additions and More Photos of Personal Property.

