

Seller and successful bidder shall each pay half (50%) of the cost of the survey, providing title insurance. Combination purchases will receive a perimeter survey only.

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

DISCLAIMER AND AGENCY 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 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.

have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

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 purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.

POSSESSION: Possession is at 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of 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 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.

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 37.2 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. 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 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 Warranty Deeds(s).

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.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must

Land Auction

37.2± acres

IN 3 TRACTS

A Beautiful Stocked Pond
Tillable Land
Endless Possibilities

IN 3 TRACTS

Land Auction

TUESDAY, JULY 8TH • 6:00 PM

SCHRADER
Real Estate and Auction Company, Inc.

NOBLE COUNTY, IN

ONLINE BIDDING AVAILABLE

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Real Estate and Auction Company, Inc.

NOBLE COUNTY, IN

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
Auction Manager: Arden Schrader
260-244-7606
#AG63001504
#AU010650022
#AU01005815
#AU09200182

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JULY 2014						
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		

IAA Auctioneer NMA

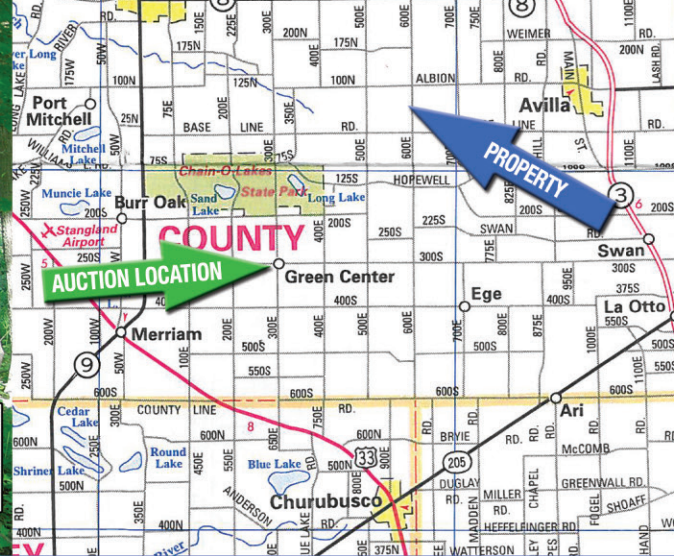
37.2[±] acres

IN 3 TRACTS

Land AUCTION

TUESDAY, JULY 8TH • 6:00 PM

NOBLE COUNTY, IN



PROPERTY LOCATED: 610 N 600 E, Avilla, IN. 3 miles south of Albion or 5 miles north of US 33 on SR 9 to Baseline Road, then 6 miles east to CR 600 E, then ½ mile south to the property OR 1 mile south of Avilla or 4 miles north of SR 205 at LaOtto to Baseline Road, then 4.5 miles west to CR 600 E, then south to the property.

AUCTION LOCATION: Green Center Community Building. 2 ½ miles east of SR 9 on CR 300 S or 9 miles west of SR 3 on CR 300 S.

TRACT DESCRIPTIONS:

TRACT 1: 32.5[±] ACRES with 90' of frontage on CR 600 E. This tract is bordered by woods on 3 sides. A beautiful stocked pond creates a wonderful setting to build your dream estate. Tillable land provides income potential or room for livestock or horses. The list is endless. Investigate the potential.

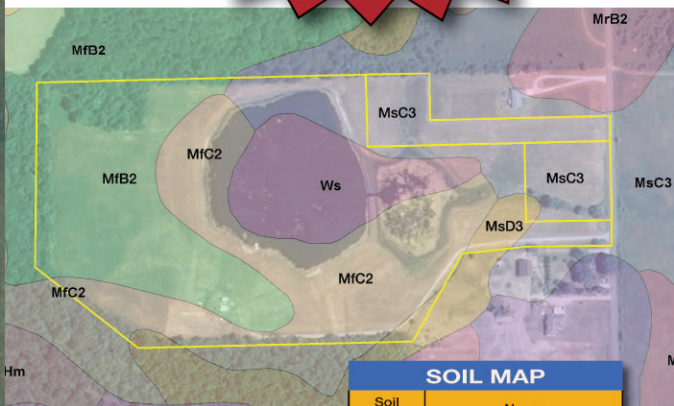
TRACT 2: 2 ACRE possible building site with approximately 283' of frontage on CR 600 E.

TRACT 3: 2.7[±] ACRE possible building site with 90' of frontage on CR 600 E.

If Tracts 2 & 3 are sold separately, they will be subject to final approval by Noble County Planning Department. If for any reason those tracts are denied approval, the earnest money will be refunded.



INSPECTION DATES:
Wednesday, June 18th
Thursday, June 19th
4:00-6:00 PM
 Inspections by appointment only.
 Please call Arden Schrader
 at 260-229-2442.



SCHRADER
 Real Estate and Auction Company, Inc.

OWNER: Gary Hampshire • **AUCTION MANAGER:** Arden Schrader
 800-451-2709 (office) or 260-229-2442 (cell)

www.schraderauction.com • 1-800-451-2709

SOIL MAP	
Soil Symbols	Name
MfC2	Miami loam 6-12% slopes
MfB2	Miami loam, 2-6% slopes
MsC3	Morley silty clay loam
Ws	Washtenaw silt loam
MsD3	Morley silty clay loam



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

