

- Possible Building Sites
- Hunting/Recreational Land
- Productive, Tillable Land

Offered in 3 Tracts

62± Acres

NOBLE COUNTY LAND

North of Fort Wayne • South of Kendallville

AUCTION

ONLINE BIDDING AVAILABLE



Tuesday, August 25 • 6:00 pm

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AUGUST 2015						
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P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725

NOBLE COUNTY LAND
62± Acres
AUCTION

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 62± 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 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 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 closing subject to the harvest of the 2015 crop.
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 posted 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.
ACRAGE: 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. 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.

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. No warranty or representation, either expressed or implied, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties 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.
PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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- Possible Building Sites



AUCTION LOCATION: In the garage located at 5043 E State Road 8. This property is adjacent to Tract #1.

PROPERTY LOCATION: 5 miles east of Albion, IN on State Road 8 or 3 1/2 miles west of the intersection of SR 8 and SR 3 on SR 8.

TRACT DESCRIPTIONS:

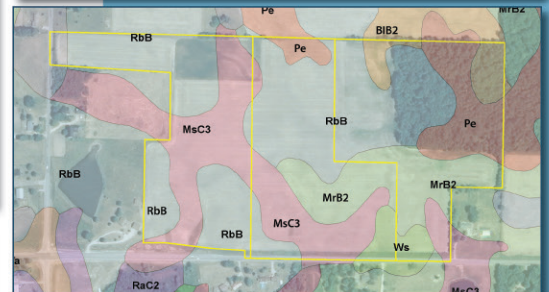
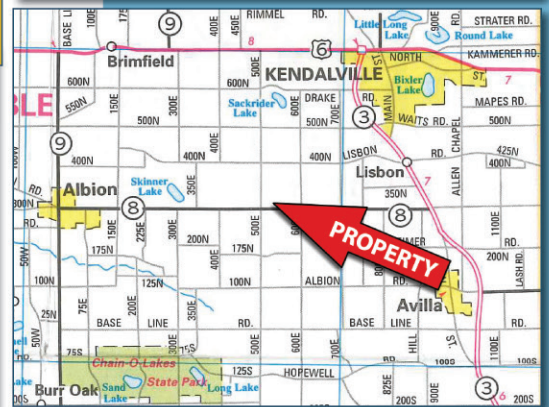
TRACT #1: 20± ACRES of mostly all tillable land with productive soils. This tract has frontage on CR 500E and approximately 34' of frontage on SR 8.

TRACT #2: 20± ACRES of mostly all tillable land. Rawson, Pewamo, and Morley soils with frontage on SR 8.

TRACT #3: 22± ACRES with tillable land, CRP land and 9± acres of woods. This tract has endless possibilities. Frontage on SR 8.

OWNERS: Dean Reeve,
Danny Reeve & David Reeve

AUCTION MANAGER:
Arden Schrader



SOIL MAP

Soil	Name
RbB	Rawson loam, 2-6% slopes
MsC3	Morley silty clay loam, 6-12% slopes, severely eroded
Pe	Pewamo silty clay loam
MrB2	Glynwood silt loam, 2-6% slopes, eroded
Ws	Washtenaw silt loam

SCHRADER
Real Estate and Auction Company, Inc.

260-244-7606 or 800-451-2709

www.schraderauction.com

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.

