

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 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 on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and

Seller. If Tracts 1, 2 or 3 sell apart from whole farm, they will be subject to final plat approval. Closing may be approximately 90 days.

POSSESSION: Possession at closing or for tillable land immediate with additional 10% down payment and liability coverage.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the installment due in the Spring 2022.

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. 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. 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.

SCHRADER
Real Estate and Auction Company, Inc.

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SchraderAuction.com

MAY 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
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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					



37[±] acres Land **AUCTION** Noble County, IN
OFFERED IN 3 TRACTS

37[±] acres
OFFERED IN 3 TRACTS

Land AUCTION
Monday, May 24 • 6:00 PM

Noble County, IN

2021 Farming Rights
Gorgeous Topography
Great Potential Building Sites
Productive Tillable Farmland
High Indexing Soils



37[±] acres

OFFERED IN 3 TRACTS

Gorgeous Topography • Great Potential Building Sites
Productive Tillable Farmland • High Indexing Soils

Noble County, IN

2021
Farming
Rights!

Land AUCTION

Monday, May 24 • 6:00 PM

AUCTION LOCATION: Trinity Assembly of God,
1288 W Union St., Ligonier IN

DIRECTIONS TO PROPERTY: 7774 N 700 W,
Ligonier, IN 46767. From the intersection of SR 6
and SR 5 in Ligonier, head 1.5 mile east on SR 6 then
head north (left) onto N 700 W. After 1 mile the
property will be on your right.

TRACT DESCRIPTIONS:

TRACT 1: 14[±] ACRES of a beautiful laying property
with frontage along N 700 W.

TRACT 2: 10.5[±] ACRES with frontage to the south
along W 775 N and to the west along
N 700 W allowing for a great potential
building site and containing a high
percentage of Brookston silt loam soils.

TRACT 3: 12.5[±] ACRES with frontage along
W 775 N to make your own!



Inspection Dates:

Saturday, May 8th • 1-3pm
Monday, May 17th • 4-6pm

Meet a Schrader representative
at Tract 1.



SELLER: ERIC STRATER

AUCTION MANAGERS: Ritter Cox,
260-609-3306 & Luke Schrader, 260-229-7089

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TIMED
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LIVE WITH
ONLINE

**MULTI-TRACT
AUCTIONS**