

LAND AUCTION

Noble County, Indiana

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
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Columbia City, IN 46725

AUCTION MANAGER:
Dean Rummel

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800.451.2709
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DECEMBER 2021						
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40±

ACRES

Thursday, Dec. 16th

6:00 PM

LAND AUCTION Noble County, IN

Auction held at Noble County Fairgrounds Lodge

- Productive Tillable Farmland
- Great Potential Building Sites
- Paved Road Frontage
- Approx. 8.5 Acres of Wooded Land

Find more info at Schraderauction.com or call 800.451.2709



ONLINE BIDDING AVAILABLE

40±

ACRES

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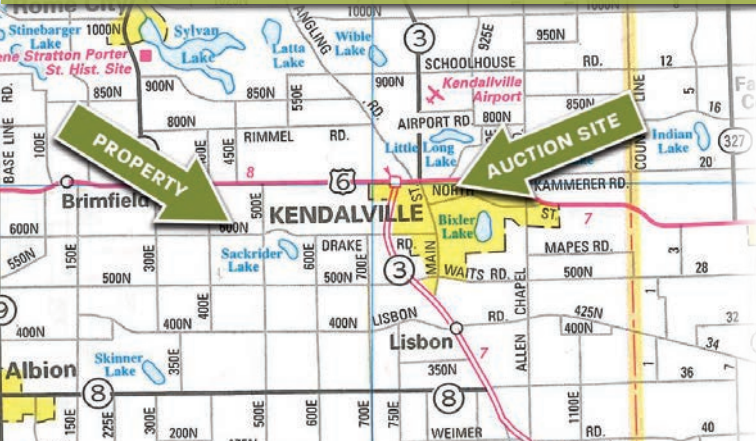
TRACT 1: 5± acres with approx. 250' of paved road frontage. This tract makes for a beautiful potential building site with a gentle rolling topography!

TRACT 2: 5± acres with 250' of paved road frontage. The scenic field views create for a wonderful potential home location to make your own!

TRACT 3: 30± acres with endless possibilities! The majority of the acres are currently comprised of tillable farmland. The approx. 8.5 acres of wooded land also creates recreational value for the future owner.

INSPECTION DATE

Saturday, Dec. 4th 10:00 AM - 12:00 PM



DIRECTIONS TO PROPERTY:

From the intersection of SR 3 and SR 6 in Kendallville, IN head west on SR 6 for 2.5 miles then head south on 500 E for one mile. Once you come to 600 N head west for half a mile and the property will be on your right.

PROPERTY DESCRIPTION:

The Bauman Estate is an exceptional opportunity to purchase a diverse property located just west Kendallville. The land is comprised of majority tillable acres. At the same time, the gentle topography creates for excellent potential building sites. The woods to the north of the property also generate a beautiful view and recreational advantages. Take your pick of use to make this property fit your needs!



**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 Co. - 800-451-2709.

SELLER: Helen B. Bauman

ESTATE REPRESENTATIVE: Attorney Yoder & Jessup PC

AUCTION MANAGER: Dean Rummel, 260.343.8511



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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.

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

REAL ESTATE TAXES: Seller to pay all 2021 taxes due in 2022. Buyer to be responsible for all taxes thereafter.

MINOR SUBDIVISION: If tracts 1 or 2 are purchased individually, a minor subdivision will need to take place which may extend the closing date. Attorney Mike Yoder will be coordinating the minor subdivision process.

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 dis-

claims 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 relat-

ed 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.**