



CORPORATE HEADQUARTERS
950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGERS:
DEAN RUMMEL,
260-343-8511
DANIEL DAYS,
260-233-1401

AC63001504, AU08801377, RB22000867



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LAND AUCTION

60± Acres

Noble County, Indiana

Offered in
3 Tracts

NOVEMBER 2022						
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			

LAND AUCTION

THURSDAY, NOVEMBER 17th • 6pm
Noble County, Indiana

- 1,800 sq ft home
- Productive Tillable Farmland
- Wooded Land
- Tremendous hunting
- Immediate Possession for Hunting Purposes Available on Tract 3!

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LAND AUCTION

THURSDAY, NOVEMBER 17th • 6pm

Inspection Dates:

4pm-6pm

Tuesday, October 25th

Tuesday, November 8th

60± Acres

Noble County, Indiana

Offered in 3 Tracts

- 1,800 sq ft home
- Productive Tillable Farmland
- Wooded Land • Tremendous hunting
- Immediate Possession for Hunting Purposes Available on Tract 3

AUCTION LOCATION: Lutherhaven Event Center,
1596 S 150 W Albion, IN 46701

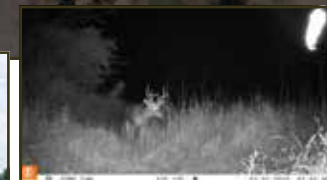
DIRECTIONS TO PROPERTY: From SR 109, head west on W 600 S (also W 700 N) across from the old Crooked Lake Golf Course. Continue for a mile and the property will be on your right.

TRACT DESCRIPTIONS:

TRACT 1: 37± ACRES of productive tillable farmland. Has blacktop road access from the north and south and could potentially be a good scenic build site. There is a well and septic system on the southeast corner of the property along with a small structure.

TRACT 2: 3± ACRES with an 1,800 sq. ft. 4 bed, 1 bath farmhouse. House is tucked up on a hill surrounded by mature trees and woods around the north and eastern borders of this tract. A beautiful country setting!

TRACT 3: 20± ACRES of woods and wetlands. Plentiful with many deer and turkey activity. Would make an excellent hunting property. Check out the trail cam photos taken fall of 2022!!



SELLER: Phyllis Hull Estate • AUCTION MANAGERS: Dean Rummel, 260-343-8511 & Daniel Days, 260-233-1401

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 tracts, combinations, or as a whole 60± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is 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 Deed.

CLOSING: The targeted closing date will be 30 days after the auction.

POSSESSION: Tract 1 possession shall be at closing subject to removal of the 2022 crop. Tract 2 possession shall be at closing. **Immediate Possession is available on Tract 3 for hunting purposes.**

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter.

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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description

and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. **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.



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.

General Property Description:

The Hull farm is a diversified opportunity to purchase a residential homestead on acreage, tillable land, and an outstanding recreational property! View the trail cam photos on the brochure and website to view the evidence of solid deer traffic through the woods and field. Come to the Lutherhaven Event Center property on Nov 17th to bid your price on this offering!

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