

TERMS & CONDITIONS

PROCEDURE: There will be open bidding on the property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

BUYER'S PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to Date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: Buyer & Seller to share any necessary survey cost 50/50.

EASEMENTS: The sale of the property is subject to any & all easements of record.

AGENCY: Schrader Real Estate & Auction Company, Inc. & it's representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

East of Ligonier • Perry Township
Noble County, IN

5.625± Acres



AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191

#AU19900139

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East of Ligonier • Perry Township
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5.625± Acres

- Elegant 2 Story Hilltop Home on a Wooded Setting
- 2 Story Barn with Attached Pole Building

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REAL ESTATE AUCTION

Monday, September 29 • 6pm | Held Onsite

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

Schrader Real Estate and Auction Company, Inc. #AC63001504, #C081291723



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East of Ligonier • Perry Township
Noble County, IN

5.625± Acres

- Elegant 2 Story Hilltop Home on a Wooded Setting
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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.

OWNERS:

Wayne & Ina Moore Farms LLC

AUCTION MANAGERS:

Gary Bailey • 260.417.4838
& Phil Wolfe • 260.248.1191



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REAL ESTATE AUCTION

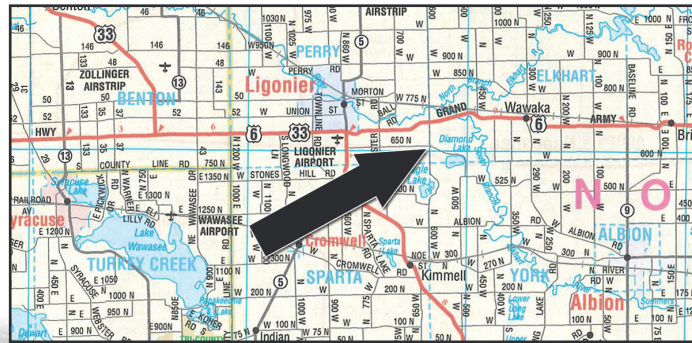


W 650 N / W Diamond Lake Rd

N 600 W

INSPECTION DATES: Sun, Aug. 31 • 1-3pm & Wed, Sept. 3 • 4:30-6pm or call the Auction Managers for private inspections.

5.625± ACRES, Beautiful country home on this hilltop wooded setting, 3576± sq. ft. of finished living space. 4 bedrooms & 2 baths, main bath has a jetted garden tub upstairs. The Main floor has a formal living room & dining room with hard wood flooring, connected to the modern kitchen including appliances & custom cabinets. There is a family room with fireplace & an in-house office area with private entry door. Main level half bath & laundry room with outside entrance. There are many rooms throughout the home currently with carpet that cover hardwood floors. There is also a finished basement with utility room housing, hot water baseboard heat, water softener & a newer instant heat water heater. Spacious 2 car garage & black top drive. There is a 2 story, 24'x36' barn with upper storage area attached to a 34'x40' pole building great for hobbies, gatherings, storage or projects, bathroom & epoxy floor both are insulated & heated.



LOCATION (AUCTION HELD ONSITE):

6019 W 650 N,
Ligonier, IN 46767
From US 6 & US 33 turn south on US 33, .5 mile to CR 650 W, turn east 2.5 miles at the intersection of 650 N & 600 W.



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