

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 50± 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 approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer beginning with taxes due in 2027 and 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 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description 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.

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.

STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.



SCHRADER

Real Estate and Auction Company, Inc.

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Schrader Real Estate and Auction Company, Inc.,
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SchraderAuction.com

FEBRUARY 2026						
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

Real Estate AUCTION

50± Acres

Offered in 1 Tract

Noble County, IN

50± Acres

1 Tract
Productive Tillable Land

Noble County, IN

Real Estate

AUCTION

Wednesday, February 11th at 6:00 p.m.

800-451-2709
SchraderAuction.com

TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

Noble County, IN

50± Acres

1 Tract Productive Tillable Land

Real Estate

AUCTION

Wednesday, February 11th at 6:00 p.m.

AUCTION LOCATION: 5C Farms Event Barn, 2920 E 125 N, Albion, IN 46701.

PROPERTY LOCATION: 2-1/2 miles west of the intersection of SR 3 & SR 8 (2 miles south of Kendallville, IN) or approximately 5-1/2 miles east of Albion on SR 8.

This 50± acre productive tillable tract has frontage on SR 8. Miami, Brookston and Pewamo make up the predominant soils. 2025 & 2023 corn crops average over 200 bu./acre. Existing CRP contract with good returns. Investigate the potential!



INSPECTION DATES:
Wednesday, January 21st • 4:30 - 6 p.m.
Monday, January 26th • 4:30 - 6 p.m.



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.

SCHRADER
Real Estate and Auction Company, Inc.

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