

**TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 2 individual tracts & as a total 81.55± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete.

**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.

**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 Trustee's deed.

**EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of

the purchase price.

**CLOSING:** The targeted closing date will be within 30 days after the auction, so be sure you have arranged financing, if needed, to close without delay. Sellers will not be responsible for any closing expense related to Buyer's financing.

**POSSESSION:** To be delivered at closing, except that possession of the cropland will be delivered after harvest of the 2026 crops.

**REAL ESTATE TAXES:** Prorated to date of closing.

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

**SURVEY:** There is a new survey.

**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.

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

of record.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its 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.**

Noble County, IN  
*Auction*

**81.55±**  
*acres*

Offered in 2 Tracts



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**Tuesday, June 30 • 6pm**

Schrader Real Estate and Auction Company, Inc.  
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
Columbia City, IN 46725 #AC63001504, #CO81291723

Licensed RE Broker & Auctioneer:

Gary I. Bailey • 260.417.4838 #AU09200000, #RB14026420

Licensed Auctioneer: Phillip John Wolfe • 260.248.1191 #AU19900139

**81.55±**  
*acres*

Offered in 2 Tracts

**Tuesday, June 30 • 6pm**

- Productive Tillable Land • Woods • Potential Building Sites
- Adjacent to & Adjoining the Tri-County Fish & Wildlife Area

Noble County, IN

*Auction*



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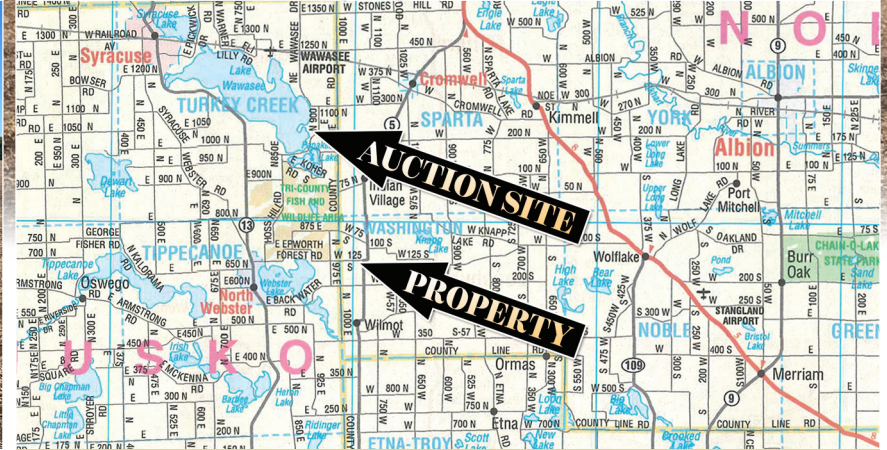
# 81.55± acres

## Offered in 2 Tracts

# Tuesday, June 30 • 6pm

- Productive Tillable Land • Woods • Potential Building Sites
- Adjacent to & Adjoining the Tri-County Fish & Wildlife Area

Call the Sale Mangers for Private Inspections!



**Auction Location:** Wawasee Lakeside Chaple, 10419 Turkey Creek Rd, Syracuse, IN 46567

**Directions to Property:** On SR 5 & Noble CR 125 S (Epworth Forest Rd in Kosciusko County), 5 miles south of Cromwell Or 3.5 miles east of North Webster on Epworth Forest Rd.

**Tract 1 - 62.12± Acres:** This parcel has 57± tillable productive acres of farmland, & a great potential building site. There is 1,786'± of frontage on SR 5 & 1,553'± on CR 125 S. The buyer of the tillable land shall receive a credit at closing for cash rent for 57± acres at \$150 per acre or a total of \$8,550.

**Tract 2 - 19.43± Acres:** All wooded. Adjoins the Tri-County Fish & Wildlife Area on the east property line & is adjacent to The Tri-County across CR 125 S to the north. Approximately 428'± of road frontage on CR 125 S, wildlife, hunting & recreation & many mature trees. Great potential building site.

Bid on either tract or buy the entire property!

**Owners:** Steven & Susan White Trust

**Auction Managers:** Gary Bailey • 260.417.4838  
& Phil Wolfe • 260.248.1191



Noble County, IN

# Auction



**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

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