Monday, November 16 • 6pm

At The CrossWalk at Ligonier United Methodist Church, 466 Townline Rd, Ligonier, IN 46767

LAND AUCTION

401± acres

Offered in 17 Tracts

- 320± Productive Tillable Acres
- 55± Acres of Woodland
- Mature White Oak, Poplar & Walnut Trees
- Excellent Hunting/Great Wildlife Habitat
- Great Potential Building Sites/One with Pond
- Approx. 1 Mile from West Noble Schools
- Approx. 1½ Miles from Eagle Ridge Amish School
- Tracts Ranging in Size from 0.6-91± Acres

2% Buyer's Premium

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

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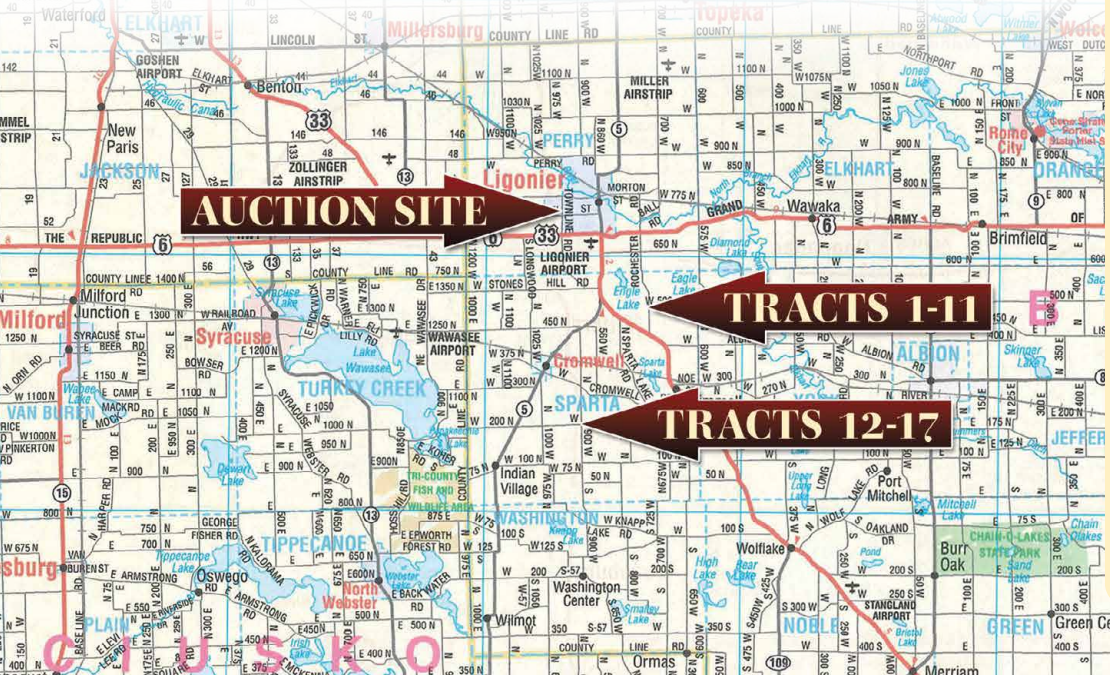
- Approx. 1 Mile from West Noble Schools
- Approx. 1½ Miles from Eagle Ridge Amish School



AUCTION LOCATION:
The CrossWalk at Ligonier United Methodist Church, 466 Townline Rd, Ligonier, IN 46767

PROPERTY DIRECTIONS:
Tracts 1-11: From the Intersection of State Rd. 5 & US 33 (Across from West Noble High School): Travel South on US 33 for .3 Miles to W 500 N (Charger Ave) Turn Left (East) on W 500 N. Travel East for 1± Mile & Tracts 1-11 will begin on the South.

Tracts 12-17: From the Intersection of State Rd. 5 & US 33 (Across from West Noble High School): Travel Southwest on St. Rd. 5 for 1± Mile to N 900 W. Turn Left (South) On 900 W. Travel for 2 Miles & Tracts 12-16 will begin on both sides of the Road.

INSPECTION DATES: Thu, Oct. 15 • 3-5pm & Wed, Oct. 28 • 3-5pm.
Please Meet Schrader Representative at Tract 13

LAND AUCTION

401± *acres*

Offered in 17 Tracts

2% Buyer's Premium

OWNER: Roy W. Parker & Sons, Inc.
AUCTION MANAGER: Gene Klingaman • 260.229.2401

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TRACT 1: 33.5± ACRES all tillable except road right of way. Level productive farmland featuring Fox sandy loam, Rawson loam & Sebewa loam. Level Road frontage N 750 W.

TRACT 2: 30± ACRES all tillable except road right of way. Level productive farmland featuring Fox sandy loam & Rawson loam.

TRACT 3: 12± ACRES with 10± tillable acres, 1.5± acres of woodland. Frontage on W 500 N (Charger Ave) & N 750 W. Great potential building site.

TRACT 4: 10.5± ACRES all tillable except road right of way. Corner lot with frontage on W 500 N (Charger Ave) & N 750 W. Great potential building site.

TRACT 5: 10± ACRES all tillable except road right of way. Rawson loam & Pewamo silty clay loam. Combine with swing Tract 8 for half tillable, half wooded. Could be redivided into 2 potential building sites.

TRACT 6: 12± ACRES all tillable except road right of way. Rawson loam & Sebewa loam soils. Combine tracts 1 through 6 for 108.5± acres, mostly all tillable, productive level soils.

TRACT 7: 18± ACRES of woodland featuring mature hardwood trees. This tract has it all — merchantable timber, great hunting, plus 150' of frontage to qualify as a buildable tract. Don't miss this rare opportunity!

TRACT 8: 12.5± ACRE SWING TRACT must be combined with adjoining tract or adjacent landowner. Large merchantable white oak trees. Investigate timber value of this tract. Great hunting option.

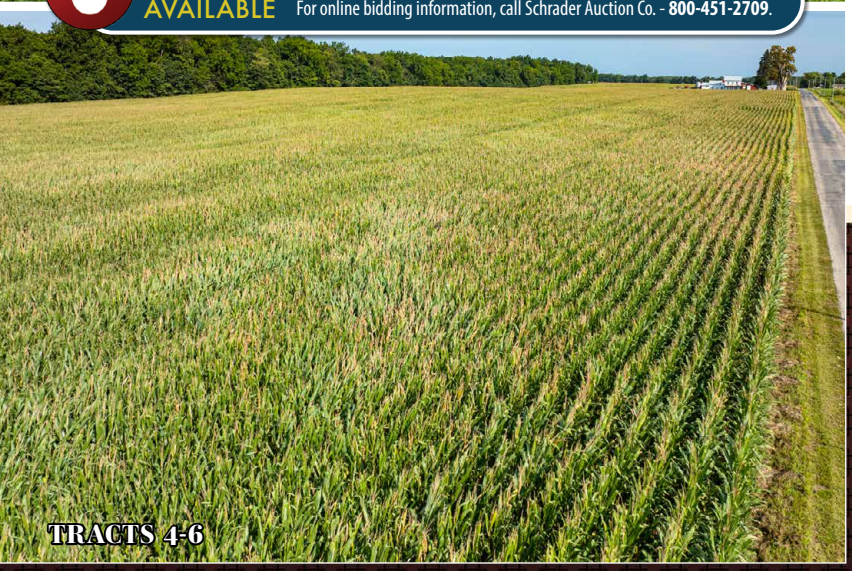
TRACT 9: 10.5± ACRE wooded tract with 150' of frontage on W 500 N for a potential buildable tract. Tracts 8 & 9 have excellent high-quality white oak trees. Investigate the potential timber value on Tracts 7 through 9. Combine Tracts 7 through 9 for 40± acres of woodland with access from the north & south ends of the property. Rare opportunity for great timber, great hunting/recreational, 2 potential building sites plus easy access. See Photos.

TRACT 10: LOT 3 in Parker addition with frontage on W 500 N (Charger Ave). Scenic wooded building lot with mature hardwood trees. Located within 1 mile of West Noble school system. Only 2 lots available.

TRACT 11: LOT 2 in Parker addition with frontage on W 500 N (Charger Ave). This lot features mixed hardwood trees. Combine with Lot 3 for a spacious building lot.

TRACT 1

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**.


TRACTS 4-6

TRACTS 4-11

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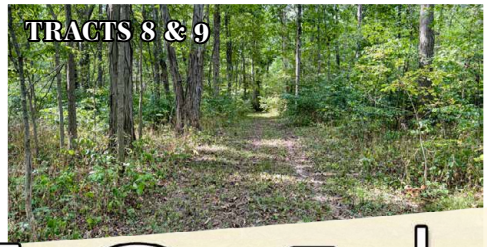
TRACTS 12 & 17

TRACTS 1-3

TRACTS 7 & 8
TIMBER

TRACTS 8 & 9



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TRACT 12: 79.5± ACRES with approximately 73± acres of very productive tillable land. The 3 prominent soils on this tract are Miami loam, Crosier loam & Brookston loam, all 3 very productive soils, with a very high PI rating of 148. This tract has excellent soil conservation practices. Road frontage on N 900 W & W 200 N.

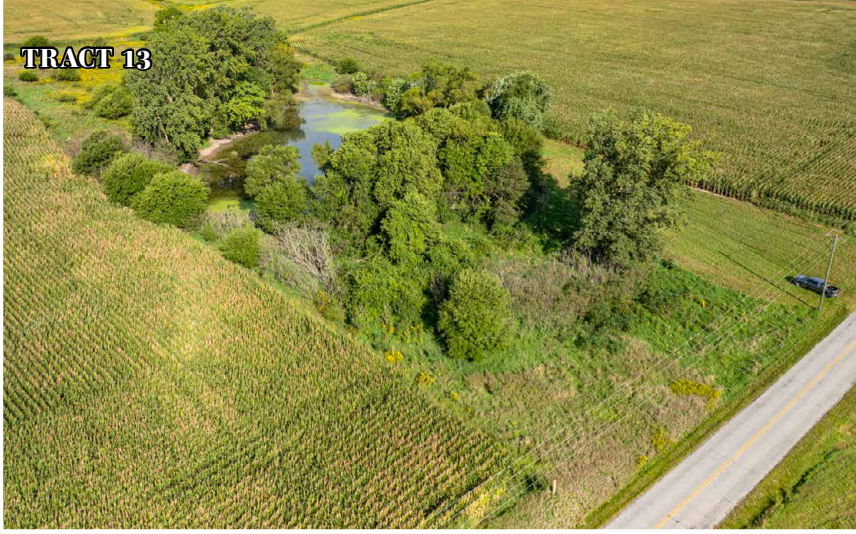
TRACT 13: 10± ACRES potential building site with large pond. Rare opportunity to buy a potential home site with a pond.

TRACT 14: 91± ACRES with approximately 84± acres of productive tillable farmland. Both Tracts 12 & 14 are under excellent conservation management practices. Miami loam & Brookston silt loam are the two predominant soil types. Road frontage on N 900 W & W 200 N.

TRACT 15: 24± ACRES all tillable except road right of way on N 900 W. Miami loam the predominant soil type. Potential building site. Combine with Tract 14 for 115± contiguous acres.

TRACT 16: 20.5± ACRES of excellent woodland (hunting & timber). Prime hunting tract, lots of deer activity including rubs, deer trails, excellent wildlife habitat, with meandering stream running through the woods. Investigate the timber potential on this tract, including mature poplar & walnut trees, poplar trees approaching 30-inch diameter. See Photos.

TRACT 17: 26± ACRES with 21± acres of tillable land and 5± acres of woodland. The three prominent soils on this tract are Miami loam, Crosier loam and Brookston loam. This tract has 150' of frontage on N 900 W.


TRACT 13

TRACT 14

INSPECTION DATES:
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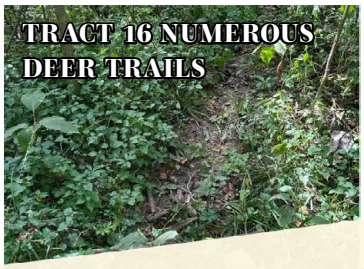
TRACT 16 TIMBER APPROACHING 30 DBH

TRACT 16 DEER RUBBING


TRACT 16 NUMEROUS DEER TRAILS

TRACT 16

TRACT 16 BUCK

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 16 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 401± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for all purchases. 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, & 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 the appropriate Deed(s).

CLOSING: The targeted closing date will be approx. 30-45 days after the auction.

POSSESSION: Possession is at closing, subject to the 2026 farm lease.

REAL ESTATE TAXES: Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes thereafter.

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 w/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.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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 approx. 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.**

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LAND AUCTION

NOVEMBER	SU	M	TU	W	TH	F	SA
	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					

AUCTION MANAGER:
Eugene D. Klingaman • 260.229.2401
#AU01045485, #RB14005780

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Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #AC63001504, #CO81291723

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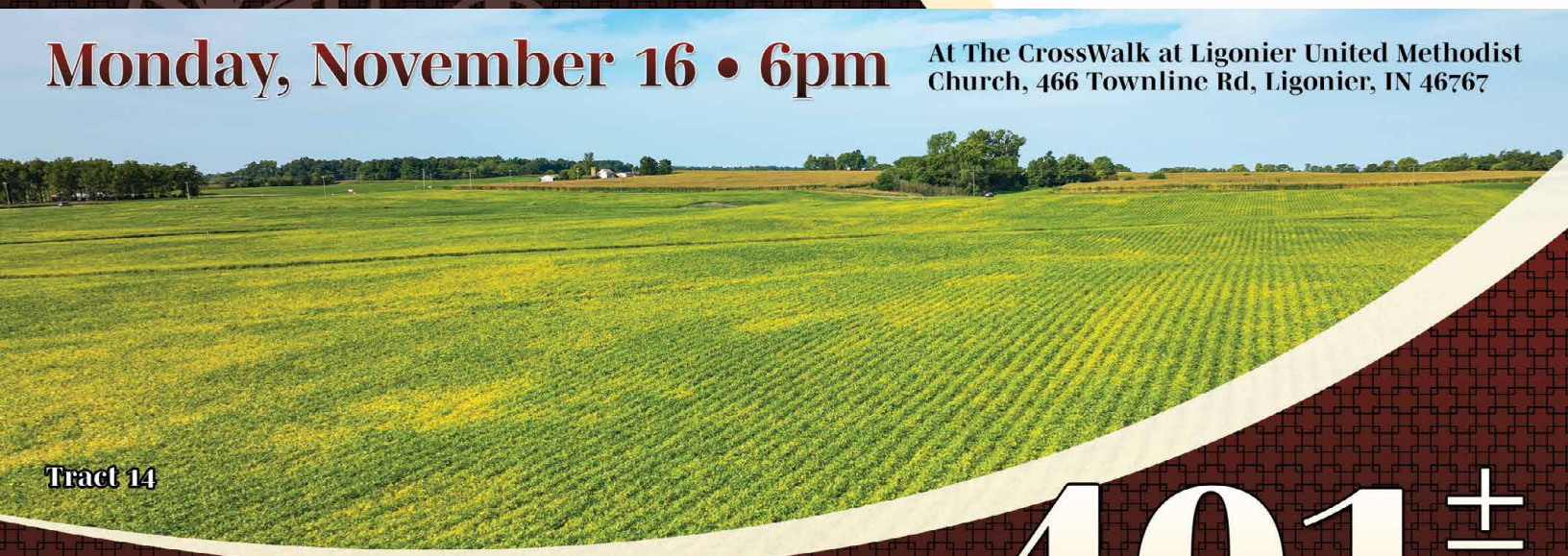

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