

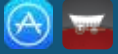
CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGERS:
Gary Bailey (Real Estate)
260-417-4838
Phil Wolfe (Personal Property)
260-248-1191

AC63001504, AU09200000, AU19900139



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31.5± real estate AUCTION



FEBRUARY 2023						
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				

Noble County, IN • York Township

real estate AUCTION

Well Maintained Country Home
Pole Building
Future Timber Harvest
Fishing • Recreation • Pond
Potential Building Sites

Monday, February 20th at 6pm

31.5± acres

offered in 3 Tracts



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Noble County, IN
York Township

real estate AUCTION

Monday, February 20th at 6pm

31.5± acres

offered in 3 Tracts

AUCTION LOCATION: 2080 W 300 N, Albion, IN. *Augusta Hills Learning & Recreation Center, 1 Mile west of Albion.*

PROPERTY DIRECTIONS: 3700 N 450 W, Ligonier, IN. From SR 9 in Albion, at Jefferson St. (on the north side of the courthouse), turn west on Jefferson St. (will turn into Albion Rd.), travel 3.75 miles. Tract #3 is on Albion Rd. & CR 450 W. For Tracts #1 & Tract #2 turn South on CR 450 W. Or From Ligonier on US 33 travel SE 3.75 miles to Albion Rd. turn east 2.2 miles.

TRACT INFORMATION:

TRACT #1: 9± ACRES. Potential building site, all wooded with planted pines and managed hardwoods or use for hunting and recreation and future timber harvest, included pine, walnut and tulip trees.

TRACT #2: 10.5± ACRES. 3-bedroom, one bath, Country Home 1120± square foot of living space on the main floor, with a partially finished full basement, with sink and toilet. Eat in Kitchen, electric water heater, gas furnace and water softener. 24'x28' Two car detached insulated garage and 30'x32' modern pole building, with concrete floor. Plenty of room for storage, workshop or hobbies. Acreage for recreation, horses, small livestock operation, hay or gardens.

TRACT #3: 12± ACRES. A great potential building, site surrounded by ditches with a scenic pond for fishing and recreation, there is some wetland area, and plenty of high grassy area, there is a ditch crossing on Albion Road for entry to this Tract.

Bid on any tract, combination of tracts or on the entire property!



INSPECTION DATES: 1:30-3PM
Saturday, January 28
Sunday, January 29
or call the Auction Manager
for private inspections.



TERMS AND CONDITIONS:

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations 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: 5% 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, AND 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 Personal Representatives 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: The Seller shall pay the 2022 real estate taxes, due in 2023. Buyer pays all taxes thereafter.

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

SURVEY: There shall be no new survey, if the entire property is purchased by one buyer. If Tracts are purchased separately Buyer and Seller shall share survey costs Buyer and Seller to share survey costs, 50:50. Tract 1 shall have no new survey. There will be no price adjustments of advertised acres and actual survey results.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

OWNER: The Robert Selby Gemmill Estate

AUCTION MANAGERS: Real Estate: Gary Bailey 260-417-4838 | Personal Property: Phil Wolfe 260-248-1191

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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.

