

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 57+/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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

DOWN PAYMENT: 5% down payment on the day of auction for individual tracts or combinations of tracts. 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 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 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(s).

CLOSING: The targeted closing date will be approximately 30 days

after the auction.

POSSESSION: Possession is at Closing - subject to Tenants Rights.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s), paying 2025 taxes due in 2026 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 tract acreages, dimensions, and proposed boundaries are approximate and 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 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. Combination purchases will receive a perimeter survey only.

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.**

SCHRADER
Real Estate and Auction Company, Inc.

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AUCTION MANAGER:
ROBERT MISHLER,
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LAND AUCTION

57± Acres

Offered in 3 Tracts or Combinations

STEUBEN COUNTY, IN

NOVEMBER 2024

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	29	30

LAND AUCTION

Tillable Well Drained Soils
Balance in Recreational/Hunting Land
Borders the Fawn River

STEUBEN COUNTY, IN

57± Acres

Offered in 3 Tracts or Combinations

Saturday,
November 9th • 10am EST



3% Buyer's Premium
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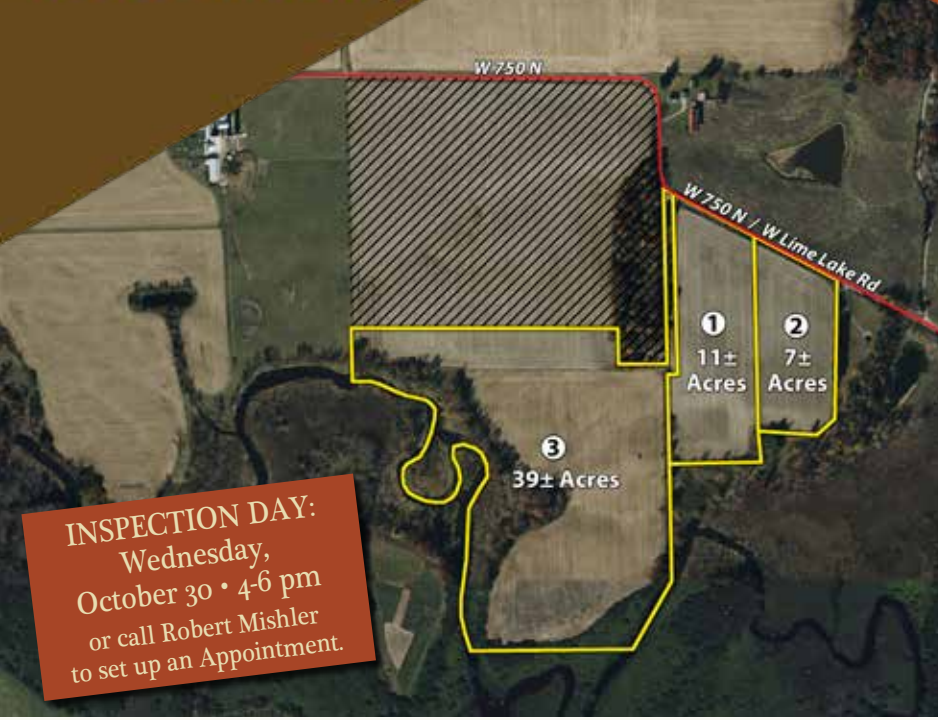
LAND AUCTION

STEUBEN COUNTY, IN

57± Acres

Saturday, November 9th • 10am EST

Offered in 3 Tracts or Combinations



INSPECTION DAY:
Wednesday,
October 30 • 4-6 pm
or call Robert Mishler
to set up an Appointment.

PROPERTY ADDRESS: 10480 W Lime Lake Rd, Orland, IN 46776.
North of Orland, IN 1 mile on St Rd 327 to CR 700N then west 2 miles on Lime Lake Rd (750 N) to property.
AUCTION LOCATION: Partners Brand Seed Office, 4610 E SR 120, Howe, IN 46746.

TRACT DESCRIPTIONS:
TRACT 1: 11± ACRES. All tillable, well drained soils with mostly Kosciusko soils and small amount of Casco soils. Frontage on CR 750 N.
TRACT 2: 7± ACRES. All tillable, well drained soils with Kosciusko soils. Frontage on CR 750 N.
TRACT 3: 39± ACRES. Tillable and Recreational land with approximately 21± tillable acres. Well drained soils with mostly Casco soils and a balance in woods and wetlands. The Fawn River runs along most of the southern border of property. Access is by a 50' driveway off CR 750 N.



Owners: LLT Group LLC | Robert Mishler, 260-336-9750

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.

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