

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, combinations or as a total 139± acre unit. There will be open bidding and tracts, combinations or the whole during the auction as determined by the Auctioneer.

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

**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 PRICES:** All successful bidder(s) will be required to enter into Purchase Agreement 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 a 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(s) beginning with 2024 taxes due in 2025 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:** Tract acreage, 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 only if required for providing title insurance. Any need for a new survey shall be determined solely by the Seller. If a survey is necessary, 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.**



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

**AUCTION MANAGERS:**  
**KEITH LINEBACK**  
574.286.2622  
**KEVIN JORDAN**  
800.451.2709

AC63001504, AU01043124, AU10600023



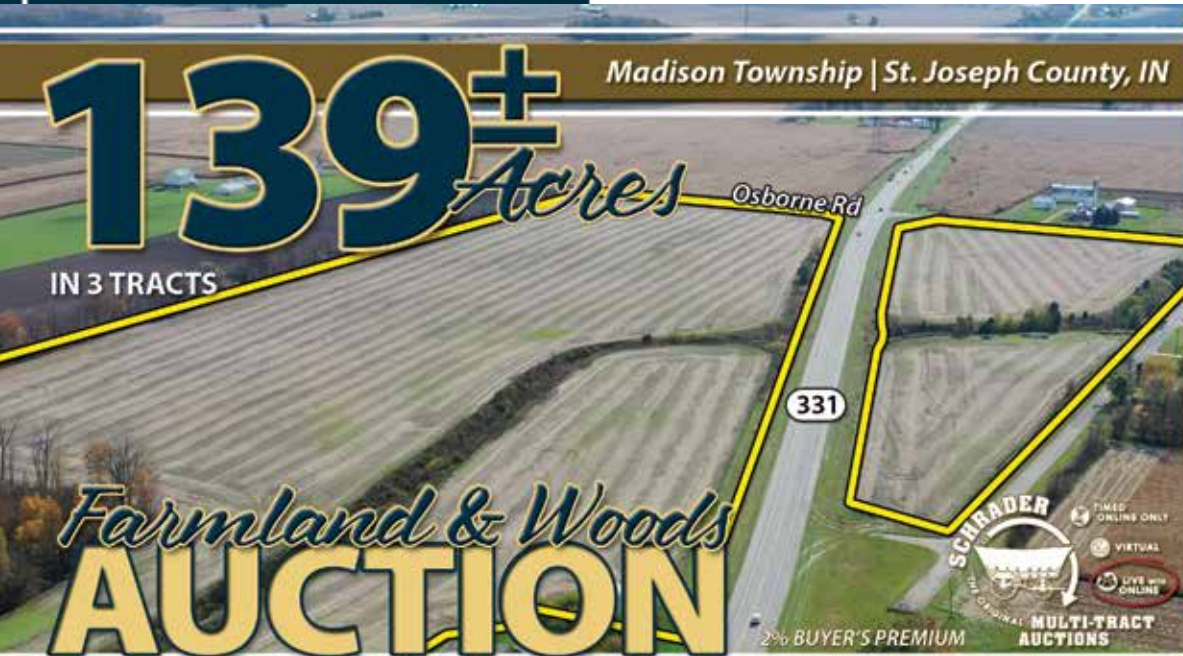
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# 139± Acres *Farmland & Woods* AUCTION

IN 3 TRACTS 2% BUYER'S PREMIUM Madison Township | St. Joseph County, IN

JANUARY 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	31			



TRACT 1

- Quality Productive Tillable
- 2 Woods for Hunting
- 3 Barns for Storage
- 6± miles South of Mishawaka
- 9± miles West of Wakarusa

800-451-2709  
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**TUESDAY, JANUARY 16<sup>TH</sup> at 6:00PM EDT** Held at The Blue Teal / Nelson Banquet Hall



TRACT 1



TRACTS 2 & 3



TRACT 3

Madison Township | St. Joseph County, IN

# Farmland & Woods AUCTION

# 139± Acres

IN 3 TRACTS

## TUESDAY, JANUARY 16<sup>TH</sup> at 6:00PM EDT

*The Mochel Farm has been in the same family for 170 years and is a great opportunity to purchase land in Madison Township. Woods, tillable and potential homesites. Imagine the possibilities!*

**Contact Auction Managers for Detailed Information Book, with Additional Due-Diligence Materials on the Property.**



**Auction Location:** The Blue Teal / Nelson Banquet Hall, 607 Nelsons Parkway, Wakarusa, IN 46573.

**Property Location:** Southeast corner of Woodland or 2 miles north of Wyatt on State Road 331, New Road & Osborne Road.

### Tract Descriptions:

**TRACT 1: 64.5± ACRES** of mostly tillable land on both sides of State Road 331. This Tract includes approximately 9± acres of woods & a barn.

**TRACT 2: 46.5± ACRES** of mostly tillable land with frontage on State Road 331 and New Road. Tract includes bank barn & pole barn.

**TRACT 3: 28± ACRES** of mostly wooded land with a potential building site on New Road. Excellent hunting & wildlife with potential homesite.



TRACT 1



TRACT 2

### Inspection Dates:

**Monday, December 18**  
12 Noon-2pm  
**Saturday, January 6**  
10am-12 Noon

Meet a Schrader Representative at the Barn on Tract 1

**OWNERS:** Mochel Family Farm  
**AUCTION MANAGERS:** Keith Lineback: 574.286.2622 and Kevin Jordan: 800.451.2709



### 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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