

66[±]
acres
offered in 5 tract or
in combinations

Auction

2 Prestigious, Secluded Homes
Woods & Tillable Ground

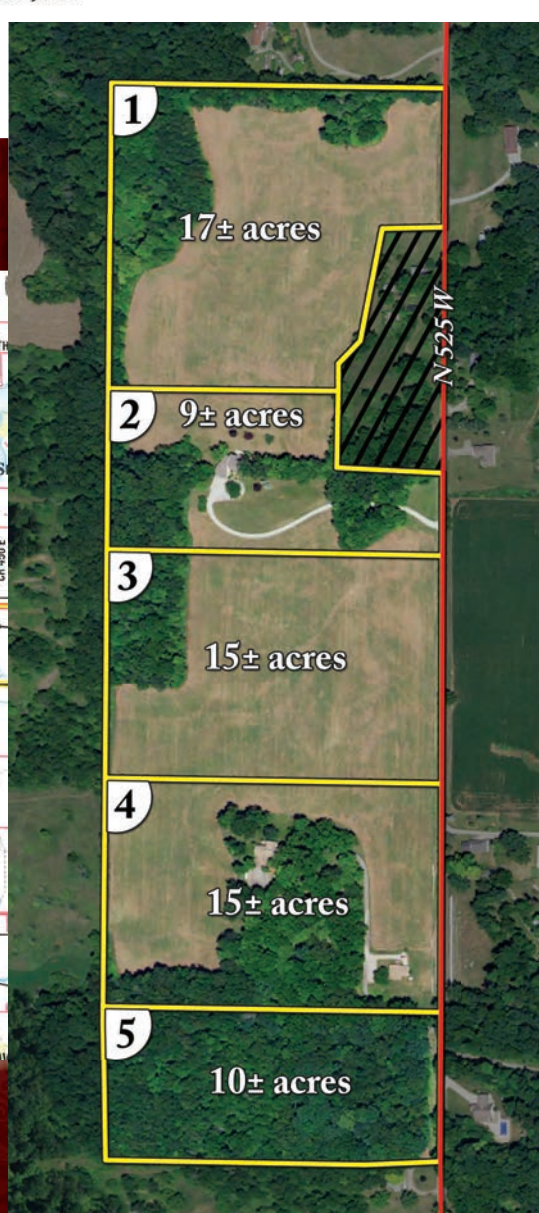
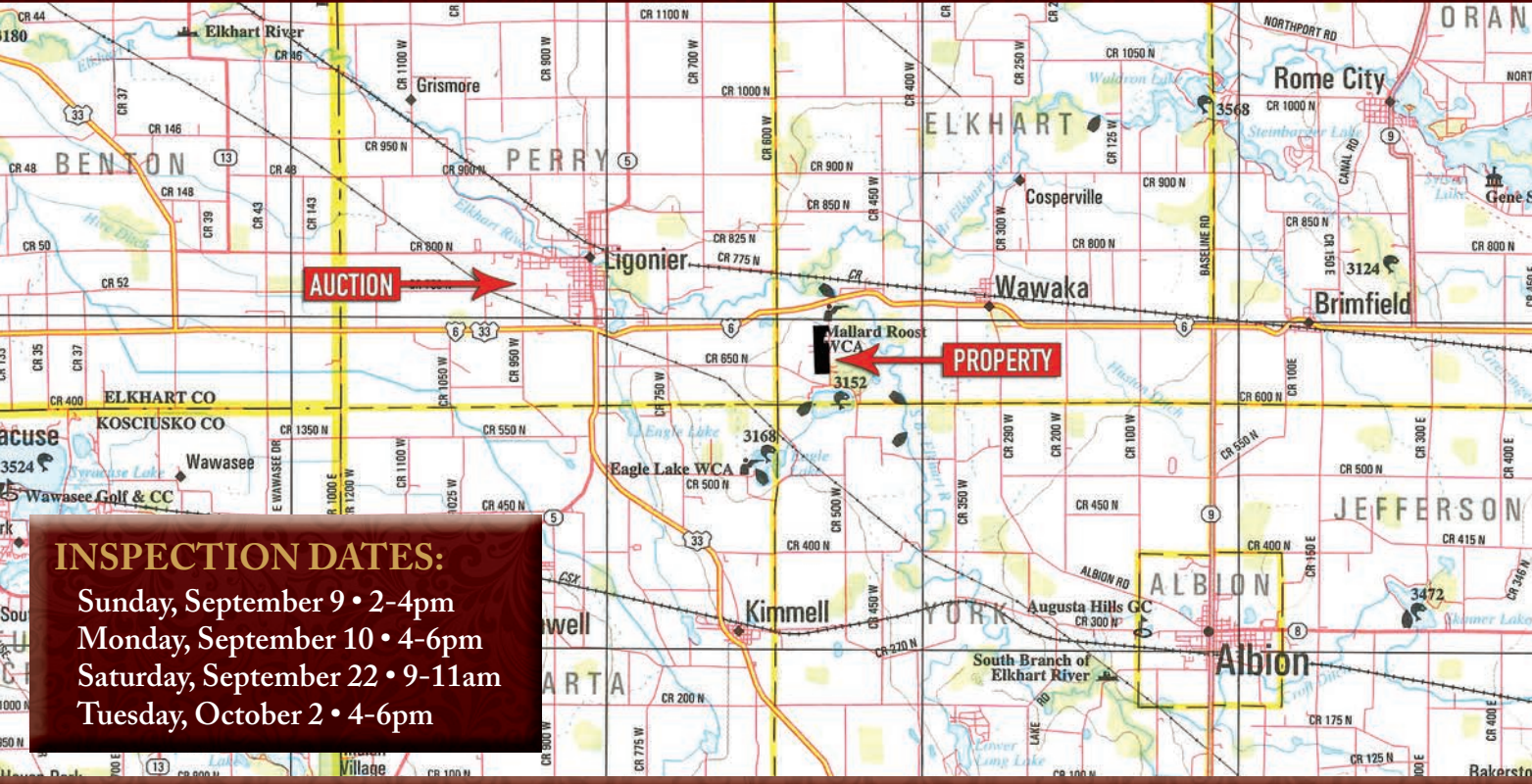
Monday, October 15 at 6:00pm

Online Bidding Available

held at The Crosswalk, Ligonier United Methodist Church, 466 Townline Rd, Ligonier, IN

AUCTION SITE DIRECTIONS: From intersection of US 6 and SR 5 go west on US Hwy 6 for 1 mile to Townline Rd, turn right (north) on Townline Rd, go 0.6 mile to the Ligonier United Methodist Church.

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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



INSPECTION DATES:
Sunday, September 9 • 2-4pm
Monday, September 10 • 4-6pm
Saturday, September 22 • 9-11am
Tuesday, October 2 • 4-6pm

PROPERTY LOCATION from intersection of US 6 and SR 5: Go east on US 6 for 3.3 miles to CR 525 W, turn right (south) on CR 525 W, go 0.3 mile to property on the right.

OR: Go south on SR 5 for 0.4 mile to CR 650 N (also known as Diamond Lake Rd), turn left, go 3.2 miles to CR 525 N, turn left (north) on to CR 525 N, go 0.2 mile to property.

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Ligonier • Noble County, IN

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AUCTION MANAGER NOTE: These properties offer rolling lawns and serene park like settings! Customize your bidding to create large estates or purchase tillable or wooded acreage. Located just 1 minute drive from Diamond Lake and public access.

TRACT 1: 17± acres

With approximately 4 acres of woodland. This tract is a great potential building site featuring scenic rolling terrain with a recent seeding of alfalfa and orchard grass. Easy access from Co. Rd. 525W.



TRACT 2: 9± acres

4,600 Sq Ft, 4 Bedroom, 3 1/2 Bath Custom Home.

Address: 6799 N 525 W, Wawaka, IN

Follow the winding drive to this executive style home which is set upon a beautiful scenic vantage point overlooking the lush hay fields and woods. Enter the home into the Great Room with 18' slanted vaulted ceiling and 3 large décor windows overlooking the fields. The floor to ceiling brick fireplace captures the attention of this room. Plus an entrance onto the 13' x 36' L shaped deck with amazing views. The home features a spacious kitchen with beautiful hickory cabinets, L shaped bar with Jenn Air stove top plus a wall of windows for gazing out at the scenic countryside.

The upper level large master bedroom has bath with double vanity, jetted tub, walk-in shower, and huge walk-in closet.

The lower level has 1000 square foot of finished Family Room with Fireplace. It has a walk-out to patio, and includes a wet bar with range, refrig., sink, and cabinetry.

Additional information and photos on SchraderAuction.com and in the information booklet.



TRACT 3: 15± acres

with 2 acres of woods accented with a split rail fence and a lush hay field of alfalfa and orchard grass. This is a premium rural estate setting with scenic views. Rare opportunity to purchase your dream county setting! Easy access from CR 525 W.

Contact an auction manager for a detailed information booklet.



TRACT 4: 15± acres

4,175 Sq Ft, 3 Bedroom, 3 1/2 Bath Executive Style Home.

Address: 6587 N 525 W, Wawaka, IN

As you enter the foyer entrance into the huge Great Room, the massive stone floor to ceiling fireplace captures your attention! The ceilings are 18' high and accented with authentic barn beams. The surrounding wall of windows allows for observing the pristine scenic outdoor views.

There is a formal dining room with entrance to the outside deck.

Other features include a gourmet style kitchen featuring many amenities, huge master bedroom, a large entertaining area with full length wet bar, 2 car finished attached garage has attic access and additional storage, 2 car detached garage and an additional storage building.

Park like lawn and shrubs have irrigation which has been serviced every year. Scenic winding asphalt drive was recently sealed.

Additional 2 Bedroom Home with approximately 1,150 sq. ft. of living area and 1 car attached garage.



Nothing But Quality And Pride In Craftsmanship In The Awe Inspiring Home!



TRACT 5: 10± acres

ALL WOODS: 10± acres of woodland. This wooded tract has the potential of a premium building site, great investment potential through timber sales and excellent hunting tract. The owner says he frequently sees white tail deer and turkey in the morning and evenings. All of the tracts provide an excellent habitat for wildlife. Timber buyers should investigate this tract.



AUCTION MGRS: Gene Klingaman 800.451.2709 • Jerry Ehle 866.340.0445
800.451.2709 • www.SchraderAuction.com

Sellers: Merrill and Louise Frick, Jannell Martin

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts, or as a total 66 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. **DOWN PAYMENT:** 10% 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required

to sign Purchase Agreements at the auction site immediately following the close of the auction. **EVIDENCE OF TITLE:** Seller shall provide a owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide a Warranty Deed(s). **CLOSING:** The balance of the purchase price is due at closing, which will take place approximately 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s). **POSSESSION:** Possession is at closing. **REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2020 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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres. **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.**