

Ligonier • Noble County, IN



Auction

*2 Prestigious, Secluded Homes
Woods & Tillable Ground*



Tract 2

Tracts 1 & 2



Information Booklet

Monday, October 15 at 6:00pm

Online Bidding Available

held at The Crosswalk, Ligonier United Methodist Church

DISCLAIMER

All information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. Schrader Auction Company assumes no liability for the information provided.

**AUCTION
MANAGERS**

**GENE KLINGAMAN • 260.229.2401 • gene@schraderauction.com
JERRY EHLE • 866.340.0445 • 260.749.0445**



950 N. Liberty Dr., Columbia City, IN 46725
800.451.2709 | 260.244.7606 | www.schraderauction.com

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BIDDER PRE-REGISTRATION FORM

MONDAY, OCTOBER 15, 2018
66 ACRES – LIGONIER, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Fax # 260-244-4431, no later than Monday, October 8, 2018.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
66± Acres • Ligonier, Indiana
Monday, October 15, 2018

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, October 15, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, October 8, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

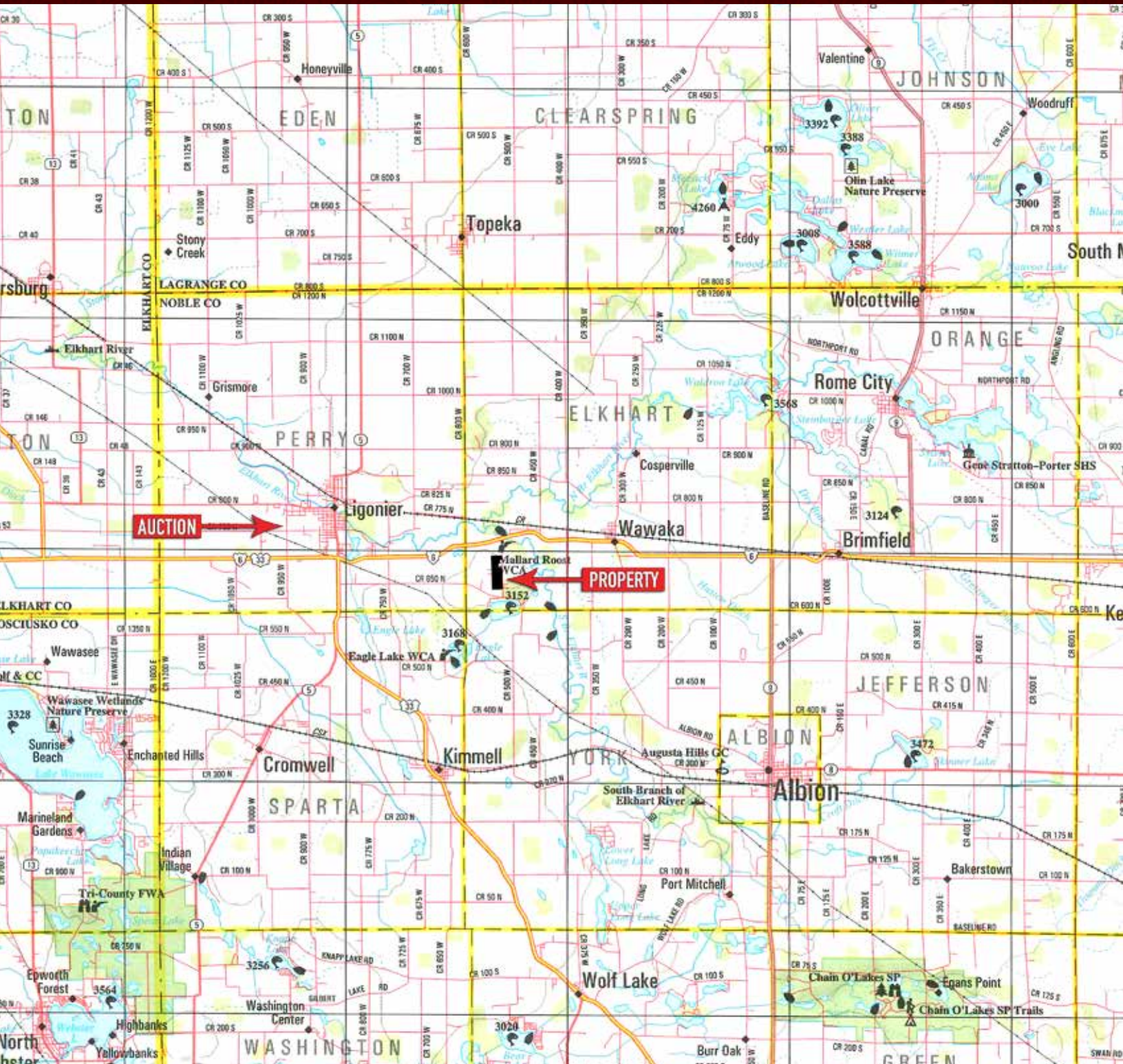
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

Location Map

Location Map



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.

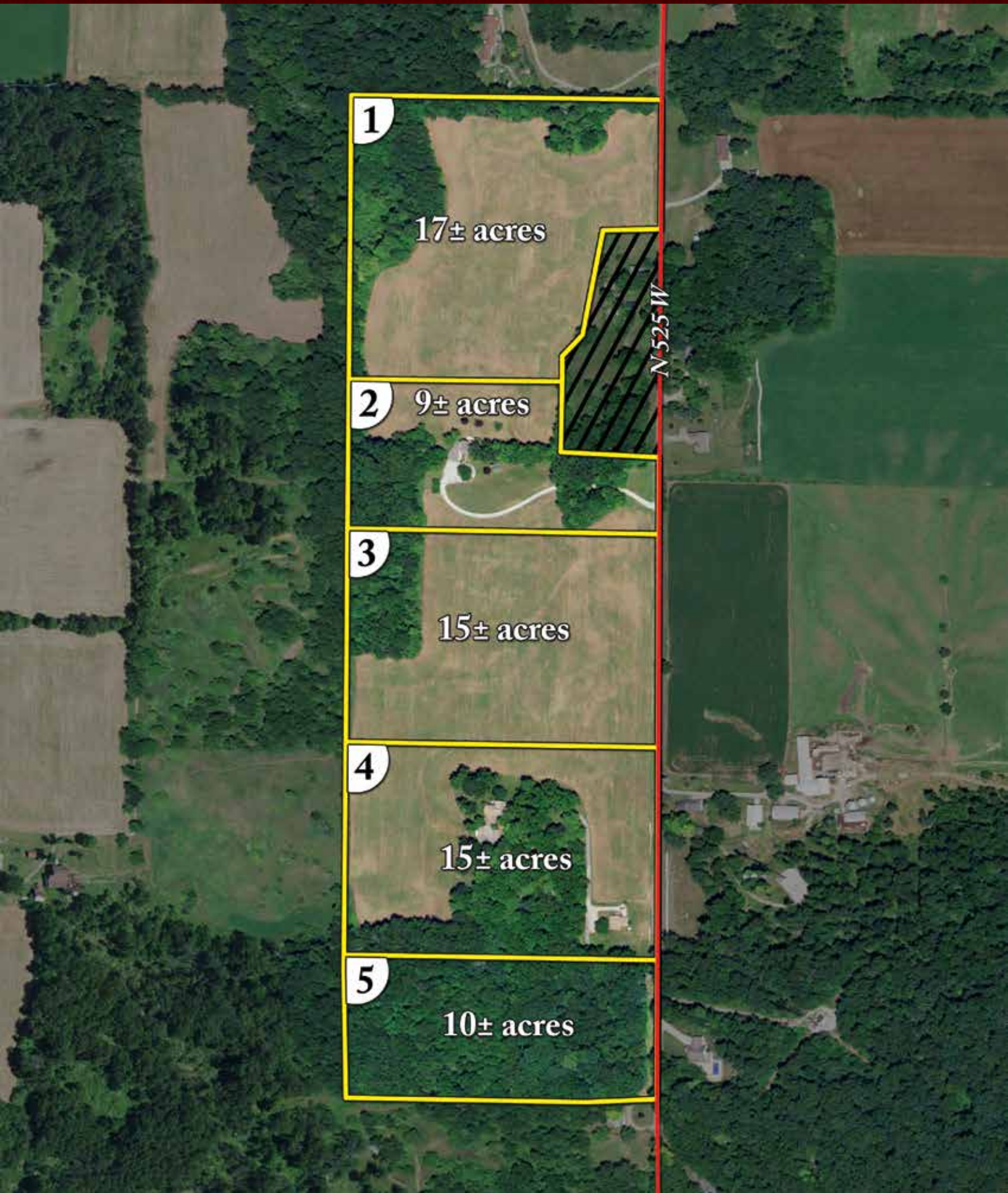
ONLINE BIDDING AVAILABLE: You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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.

Tract Map

Tract Map



1

17± acres

2

9± acres

3

15± acres

4

15± acres

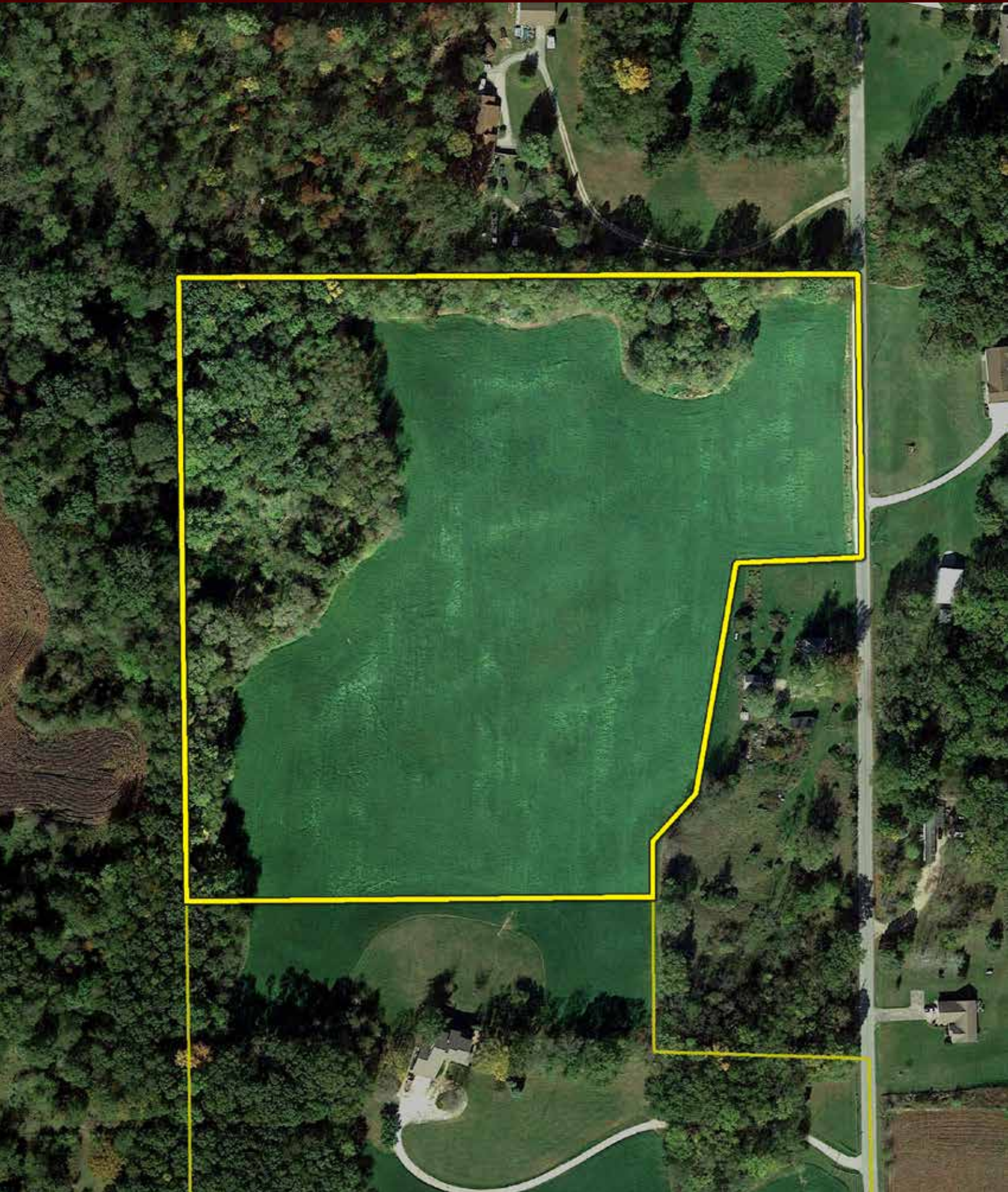
5

10± acres

N 525 W

Tract 1

Tract 1



Tract 1

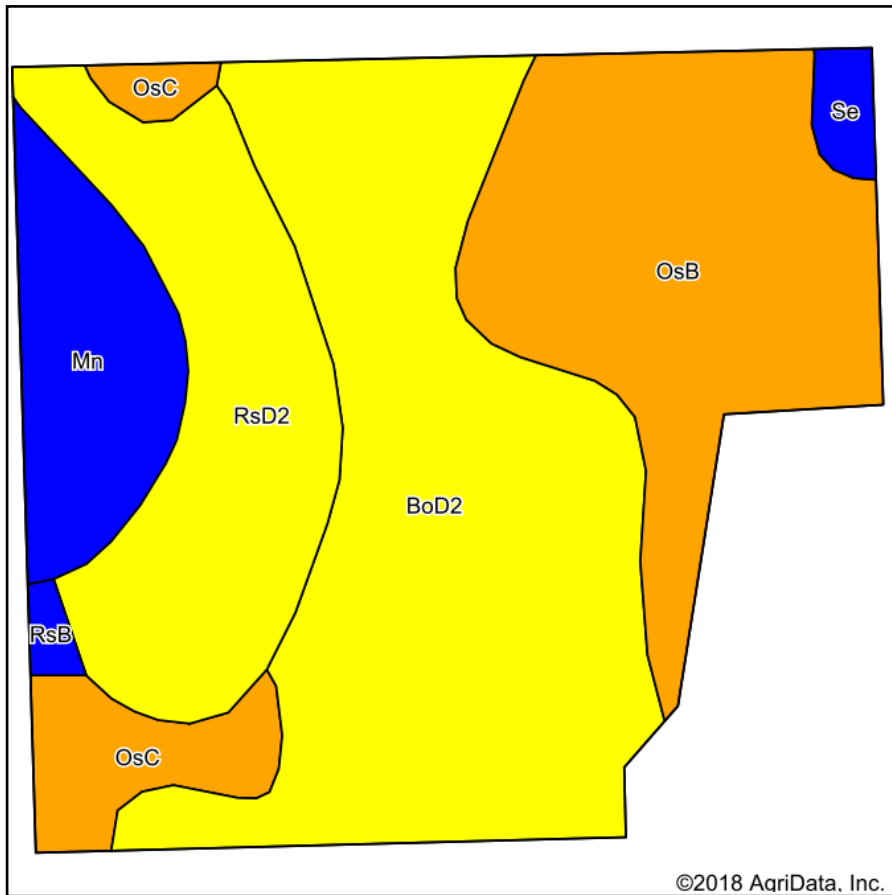
17± acres with approximately 4 acres of woodland. This tract is a great potential building site featuring scenic rolling terrain with a recent seeding of alfalfa and orchard grass. Easy access from Co. Rd. 525W.



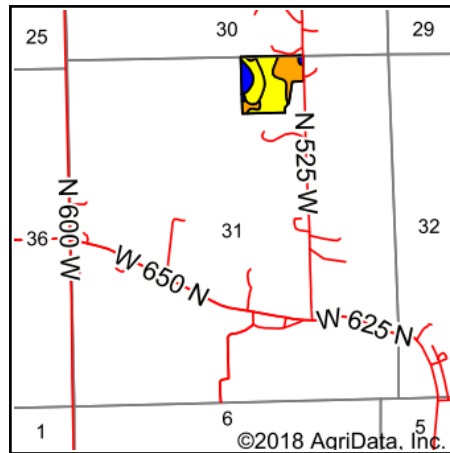
Tract 1



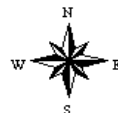
Tract 1 - Soils & Productivity Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **31-35N-9E**
 Township: **Elkhart**
 Acres: **17.23**
 Date: **9/7/2018**

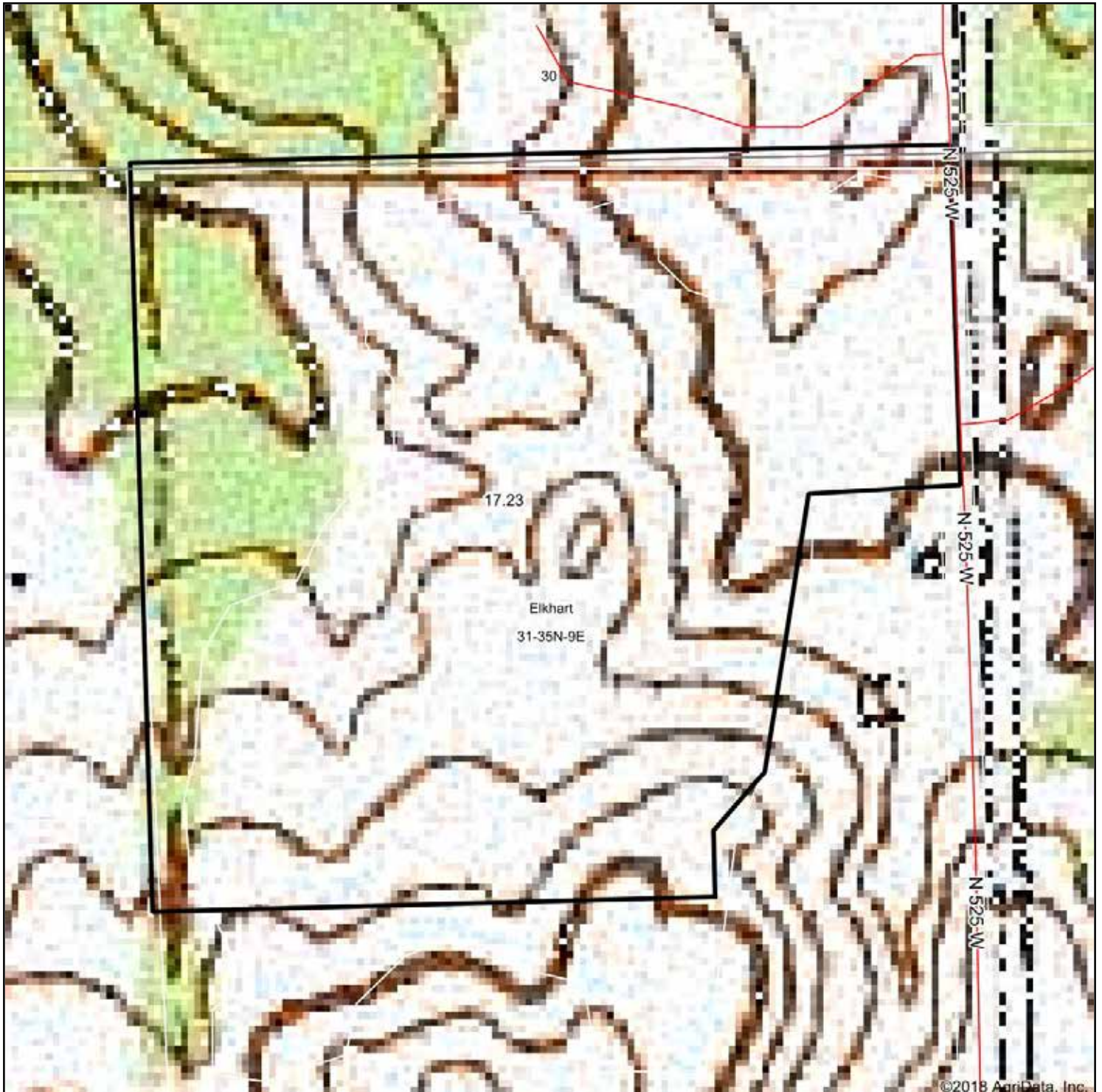


Area Symbol: IN113, Soil Area Version: 22

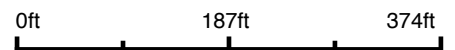
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Alfalfa hay | Corn silage | Oats | Soybeans | Winter wheat | Pasture | Grass legume hay |
|-------------------------|---|-------|------------------|----------------------|---------------|-----------|-------------|-------------|-------------|-----------|--------------|------------|------------------|
| BoD2 | Boyer loamy sand, 12 to 18 percent slopes | 6.84 | 39.7% | | IVe | 71 | 3 | 11 | 55 | 25 | 33 | 5 | 2 |
| OsB | Oshtemo loamy sand, 2 to 6 percent slopes | 4.24 | 24.6% | | IIle | 105 | | 16 | | 37 | 53 | 7 | 4 |
| RsD2 | Riddles sandy loam, 12 to 18 percent slopes, eroded | 3.24 | 18.8% | | IVe | 110 | | 16 | | 39 | 55 | 7 | 4 |
| Mn | Milford silty clay loam, 0 to 2 percent slopes | 1.60 | 9.3% | | IIlw | 154 | | | | 43 | 62 | 11 | 5 |
| OsC | Oshtemo loamy sand, 6 to 12 percent slopes | 0.98 | 5.7% | | IIle | 95 | | 15 | | 33 | 48 | 6 | 3 |
| Se | Sebewa loam, drained, 0 to 1 percent slopes | 0.22 | 1.3% | | IIlw | 133 | | | | 37 | 65 | 9 | 4 |
| RsB | Riddles sandy loam, 2 to 6 percent slopes | 0.11 | 0.6% | | Ile | 140 | | 19 | | 49 | 70 | 9 | 5 |
| Weighted Average | | | | | | 97 | 1.2 | 12.3 | 21.8 | 33 | 46.2 | 6.6 | 3.2 |

Soils data provided by USDA and NRCS.

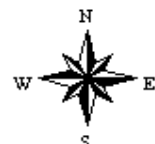
Tract 1 - Topographic Map



map center: 41° 27' 5.75, -85° 31' 35.65



31-35N-9E
Noble County
Indiana



9/7/2018



Tract 2

Tract 2



Tract 2



6799 N 525 W, Warwaka, IN

4,600 Sq Ft, 4 Bedroom, 3 ½ Bath Custom Home on 9± acres. Follow the winding drive to this executive style home which is set upon a beautiful scenic vantage point overlooking the farm 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, flanked by bookcases, captures the attention of this room. There is an outdoor entrance onto the 13' x 36' L shaped deck. The deck has solar lighting and has a spectacular view over the property.

The home features a spacious kitchen with an L-shaped bar with Jenn-Air stove top and griddle. The beautiful cabinetry is a raised front hickory. There is a wall of windows for gazing out throughout the kitchen. Kitchen includes, double pantry, built-in Frigidaire oven, Bosch dishwasher, built-in corner desk and Whirlpool side x side refrigerator. Off of the kitchen is a beautiful formal dining room which again has a wall of windows for gazing over the property.

There is an office or den with hard wood floors and built-in bookshelves. Down the way is the spacious laundry room with cabinets, large sink, and folding counter and includes the Maytag washer and dryer.

The upper level large master bedroom has bath with double vanity, jetted tub, walk-in shower, and huge walk-in closet. The other two bedrooms on this level are large and feature double closets and ceiling fans.

The lower level has 1,000 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. There is also an additional bedroom. The utilities are forced air with central air and septic and well. There is a central vac system throughout the home. The extra large two car garage has a newer faux barn door look and basketball goal outside.

Purchase this home separately or combine with tracts 2 or 3 for a 20± - 25± acre estate!

Tract 2



13' x 36' L-Shaped Deck



13' x 36' L-Shaped Deck



Formal Dining Area w/ Great Views



Formal Dining Area w/ Great Views

Tract 2



Deck Access from Breakfast Nook



Kitchen Sink w/ a View

| <i>Room</i> | <i>Dimensions</i> | <i>Details</i> |
|-----------------------|-------------------|-------------------------|
| Great Room | 21' x 18' | Carpet and 18' Ceilings |
| Formal Dining | 15' x 13' | Carpet |
| Kitchen | 19' x 14' | Laminate Flooring |
| Office Room | 15' x 15' | |
| Laundry Room | 12' x 13' | |
| Master Bedroom | 19' x 15' | Carpet and Skylights |
| Upstairs Bedroom 1 | 18' x 13' | Carpet and Ceiling Fan |
| Upstairs Bedroom 2 | 14' x 12' | Carpet and Ceiling Fan |
| Over Garage Storage | 31' x 11' | |
| Lower Level Bedroom 3 | 14' x 12' | Carpet |
| Family / Rec Room | 33' x 24' | |
| Utility Room | 30' x 14' | |
| Storage Room | 18' x 13' | |
| 2 Car Garage | 24' x 23' | Floor Drain |



Kitchen



Kitchen



Kitchen w/ Breakfast Nook



Breakfast Nook

Tract 2



Great Room



Great Room



Great Room



Great Room



Great Room w/ 18' ceilings plus full length fireplace

Tract 2



Family Rec Room



Family Rec Room



Family Rec Room



Fireplace in Family Rec Room



Food Service Area in Family Rec Room



Food Service Area in Family Rec Room

Tract 2



Master Bedroom



Master Bath w/ Skylight



Master Bath Vanity & Tub



Master Bath Jetted Tub



Master Bath



Master Walk-in Closet

Tract 2



Bedroom 1



Bedroom 1 w/ Double Closet



Bedroom 2



Bedroom 2 w/ Double Closet



Bedroom 3



Bedroom 3 w/ Double Closet

Tract 2



Bathroom



Bathroom



Half-Bath



Laundry Room



Laundry Room



Laundry Room

Tract 2



Den / Office Room



Den / Office Room w/ Great Views



Additional Storage



Utility Room



Utility Room / Storage



Utility Room / Storage

Tract 2



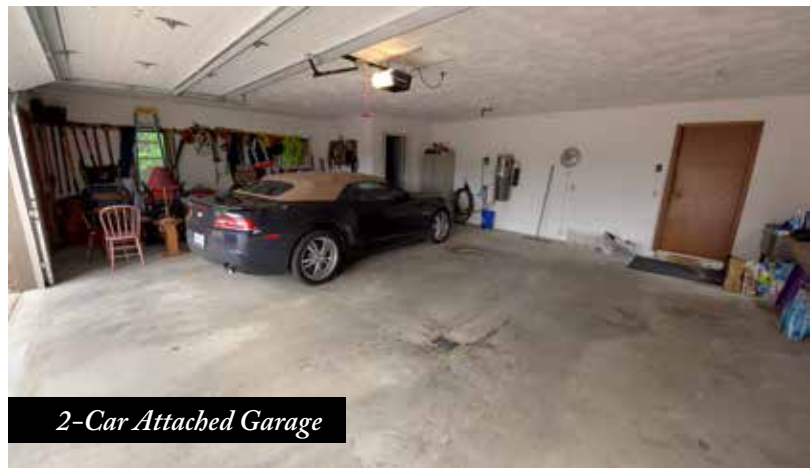
Driveway Entrance



Driveway & Front Yard



Garage Exterior & Driveway



2-Car Attached Garage



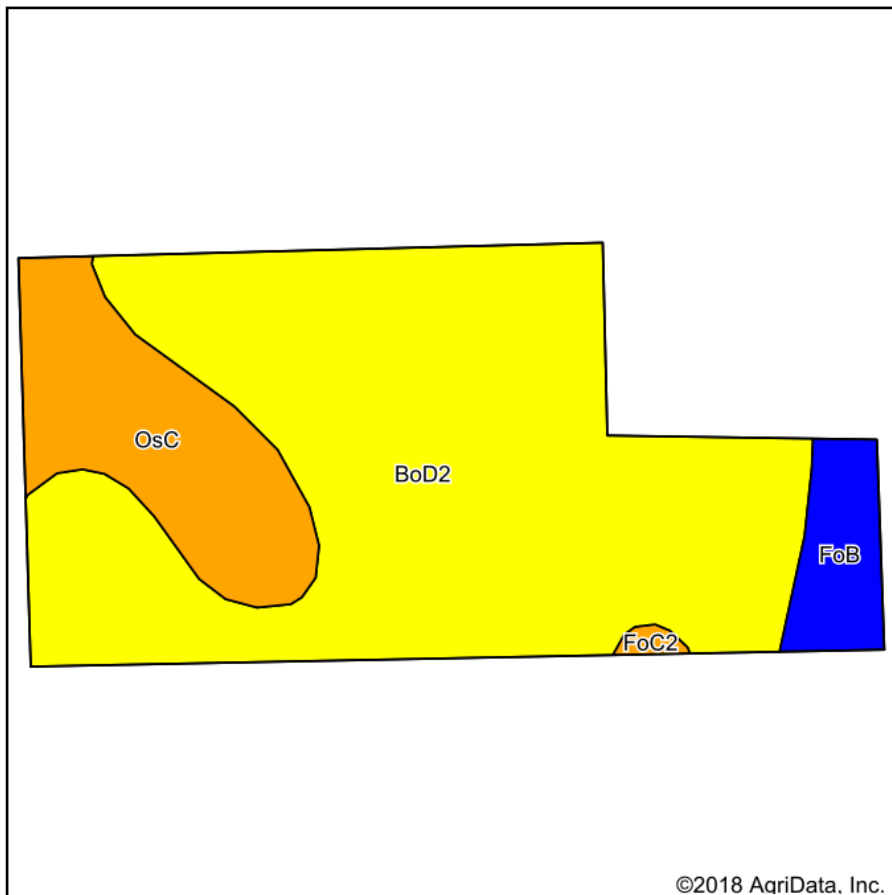
Tract 2



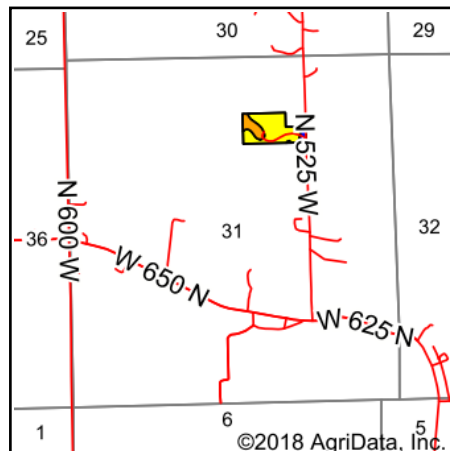
Tract 2



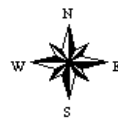
Tract 2 - Soils & Productivity Map



Soils data provided by USDA and NRCS.



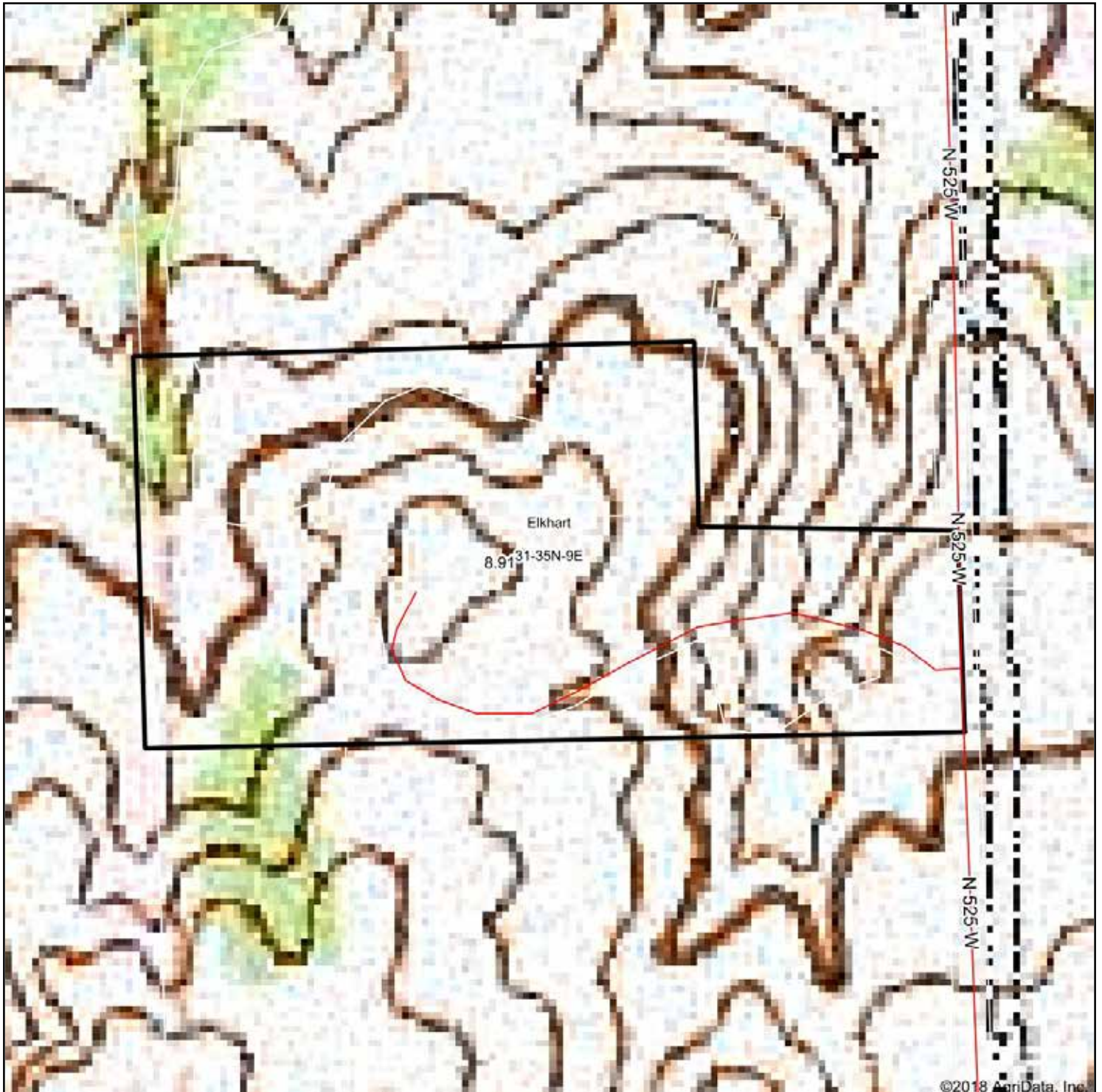
State: **Indiana**
 County: **Noble**
 Location: **31-35N-9E**
 Township: **Elkhart**
 Acres: **8.91**
 Date: **9/7/2018**



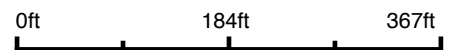
| Area Symbol: IN113, Soil Area Version: 22 | | | | | | | | | | | | | | | |
|---|---|-------|------------------|----------------------|---------------|-------------|-------------|-------------|-----------|-------------|--------------|------------|------------------|----------------------|------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Alfalfa hay | Corn silage | Oats | Soybeans | Winter wheat | Pasture | Grass legume hay | Grass legume pasture | Alfafa |
| BoD2 | Boyer loamy sand, 12 to 18 percent slopes | 6.80 | 76.3% | | IVe | 71 | 3 | 11 | 55 | 25 | 33 | 5 | 2 | | |
| OsC | Oshtemo loamy sand, 6 to 12 percent slopes | 1.60 | 18.0% | | IIIe | 95 | | 15 | | 33 | 48 | 6 | 3 | | |
| FoB | Fox sandy loam, till plain, 2 to 6 percent slopes | 0.51 | 5.7% | | Ile | 98 | | 18 | | 33 | 48 | | 3 | 6 | 5 |
| Weighted Average | | | | | | 76.9 | 2.3 | 12.1 | 42 | 26.9 | 36.6 | 4.9 | 2.2 | 0.3 | 0.3 |

Soils data provided by USDA and NRCS.

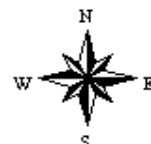
Tract 2 - Topographic Map



map center: 41° 26' 59.23, -85° 31' 35.48



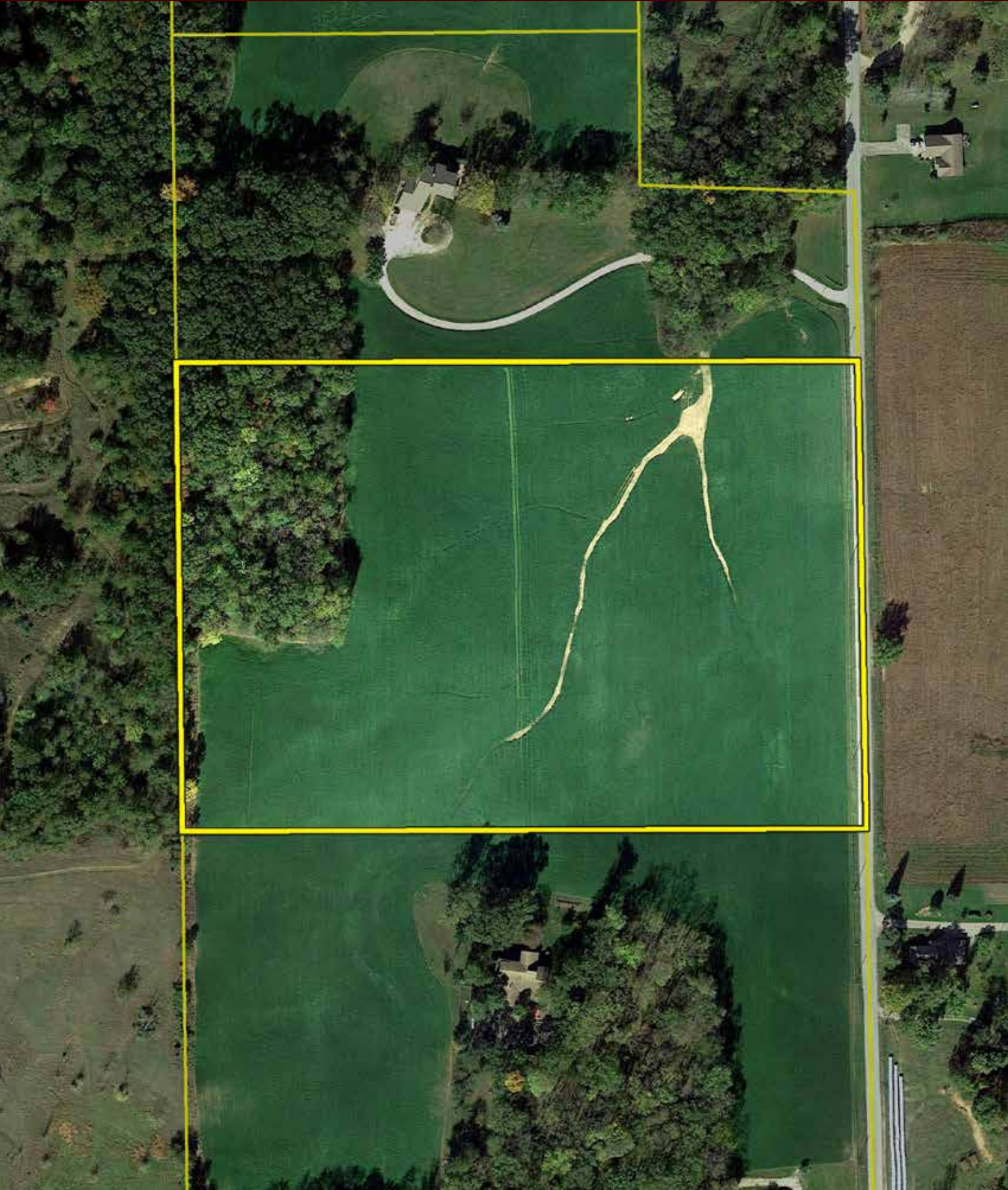
31-35N-9E
Noble County
Indiana



9/7/2018

Tract 3

Tract 3



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.



Tract 3



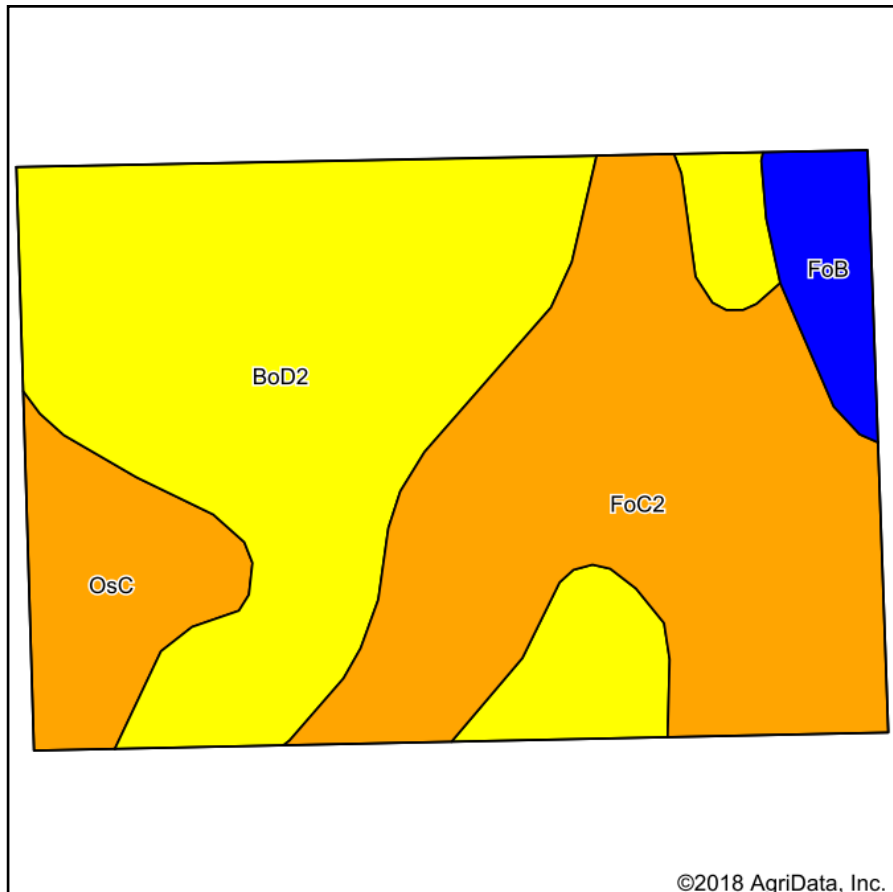
Tract 3



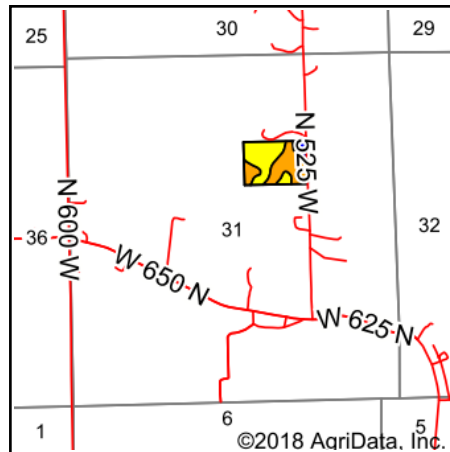
Tract 3



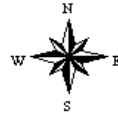
Tract 3 - Soils & Productivity Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **31-35N-9E**
 Township: **Elkhart**
 Acres: **14.98**
 Date: **9/7/2018**

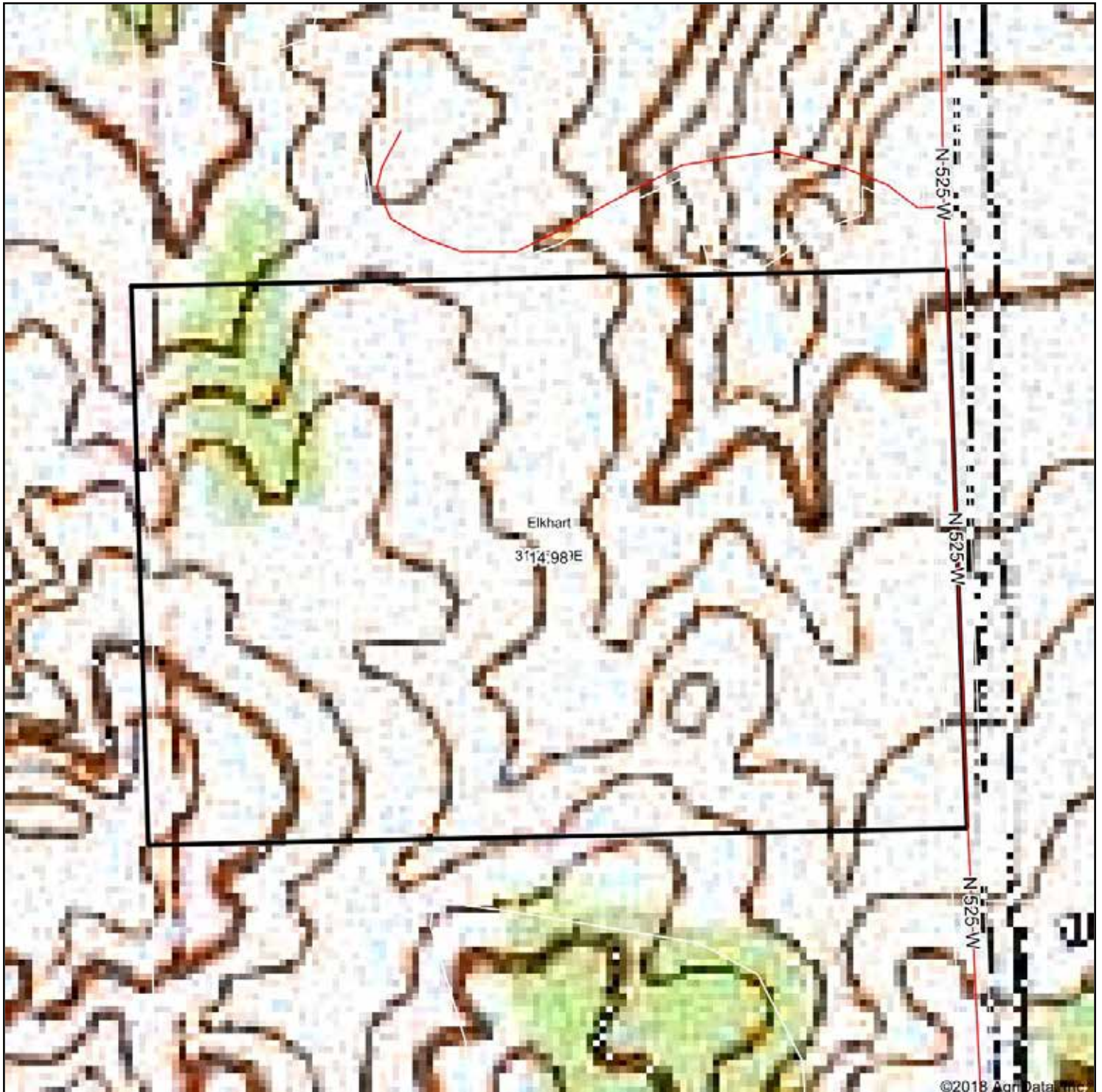


Area Symbol: IN113, Soil Area Version: 22

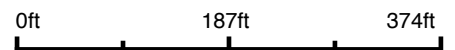
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Alfalfa hay | Corn silage | Oats | Soybeans | Winter wheat | Pasture | Grass legume hay | Grass legume pasture | Alfalfa |
|-------------------------|---|-------|------------------|----------------------|---------------|-------------|-------------|-------------|-------------|-------------|--------------|------------|------------------|----------------------|------------|
| BoD2 | Boyer loamy sand, 12 to 18 percent slopes | 7.16 | 47.8% | | IVe | 71 | 3 | 11 | 55 | 25 | 33 | 5 | 2 | | |
| FoC2 | Fox sandy loam, 6 to 12 percent slopes, eroded | 5.72 | 38.2% | | IIIe | 80 | | 16 | | 28 | 40 | 5 | 3 | | |
| OsC | Oshtemo loamy sand, 6 to 12 percent slopes | 1.42 | 9.5% | | IIIe | 95 | | 15 | | 33 | 48 | 6 | 3 | | |
| FoB | Fox sandy loam, till plain, 2 to 6 percent slopes | 0.68 | 4.5% | | Ile | 98 | | 18 | | 33 | 48 | | 3 | 6 | 5 |
| Weighted Average | | | | | | 77.9 | 1.4 | 13.6 | 26.3 | 27.3 | 37.8 | 4.9 | 2.5 | 0.3 | 0.2 |

Soils data provided by USDA and NRCS.

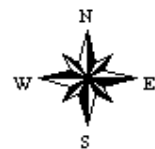
Tract 3 - Topographic Map



map center: 41° 26' 53.78, -85° 31' 35.36



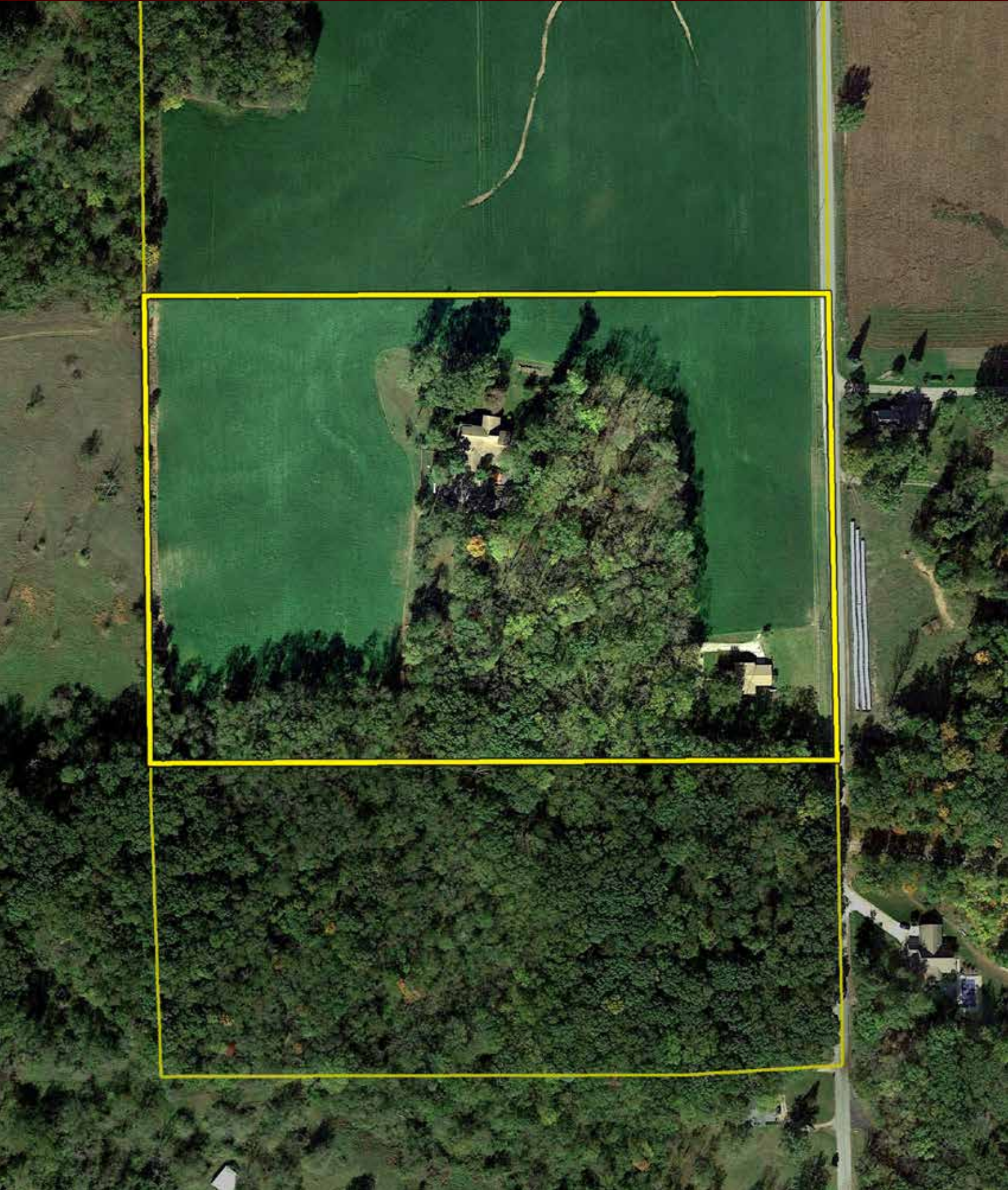
31-35N-9E
Noble County
Indiana



9/7/2018

Tract 4

Tract 4



Tract 4



NOTHING BUT QUALITY AND PRIDE OF CRAFTSMANSHIP IN THE AWE INSPIRING HOME!

6587 N 525 W, Warwaka, IN

4,175 Sq Ft, 3 Bedroom, 3 ½ Bath Executive Style Home on 15± acres. Built in 2002, this executive designed home was time and labor intense in construction! As you enter the foyer entrance into the huge great room, the massive floor to ceiling stone fireplace captures your attention! The ceilings are 18' high and accented with authentic barn beams. The surrounding wall of windows allows for observing the scenic outdoor views. The base of the walls are made of local stone masonry.

The gourmet style kitchen features so many amenities; a 23' x 12' center island with a Jenn-air electric range, built-in cutting board in counter top, 3-bay stainless sink, lots of cabinetry including double pantry with wine rack, stainless Maytag double oven, Maytag dishwasher, Kitchen Aid trash compactor, and built-in desk. There is a formal dining room with entrance out to the deck. Off the kitchen is a special dog room with drain and entry to the chain link dog run. Next to the kitchen is the laundry room with Maytag washer & dryer, sink, cabinets and counter.

As you walk up to the mid-level master suite, you'll notice the wall made of redwood beer tank tongue and groove and the other side is the back side of the massive stone fireplace. The huge master has a built-in wall safe, and again many windows for natural light and observing the beautiful views. The master bath has double vanity, walk-in shower, and large walk-in closet.

The upper level has two more very spacious bedrooms, each with large double closets, window seats, and one with additional full bath. These are both great for guests!

The lower level is the entertaining area with full length wet bar and is finished with barn siding and beams. There is also a full bath with shower on this level. The huge utility room holds the newer gas boiler for the hot water zoned heat and the central air handlers which were new in 2015, a 225 amp and 400 amp electric service panels and a Culligan water softener system. There is a Vacuflo central vac system throughout the home.

The 2-car finished attached garage has attic access and additional storage. And a 2-car detached garage and an additional storage building. The lawn and shrubs have irrigation which has been serviced every year and the asphalt drive was recently sealed.

Tract 4



Tract 4



Double Fieldstone Fireplace

| <i>Room</i> | <i>Dimensions</i> | <i>Details</i> |
|-----------------------|-------------------|---|
| Great Room | 24' x 19' | Carpet, Ceiling Fan and 18' Ceilings |
| Formal Dining Room | 15' x 14' | Carpet |
| Outdoor Deck | 12' x 12' | |
| Kitchen | 23' x 12' | Carpet and Vinyl Flooring |
| Double Door Pantry | 4' x 8' | |
| Master Bedroom | 19' x 15' | Carpet and Ceiling Fan |
| Bedroom 1 | 13' x 11' | Carpet and Ceiling Fan |
| Bedroom 2 | 12' x 15' | Carpet and Ceiling Fan |
| Dog Room | 8' x 5' | Concrete Floor with Drain |
| | | <i>Access Dog Run with 6' High Chain Link Fence</i> |
| Lower Level Rec Room | 27' x 22' | |
| Laundry Room | 8' x 6' | |
| Storage Room | 10' x 15' | |
| Basement Utility Room | 18' x 20' | |
| 2-Car Attached Garage | 28' x 28' | |
| 2-Car Detached Garage | 20' x 18' | Floor Drain |
| Storage Building | 10' x 18' | |



Great Room w/ Authentic Barn Beams



Great Room w/ Wall of Windows



Great Room w/ 18' Ceilings



Great Room w/ Double Fieldstone Fireplace

Tract 4



Rec Room



Rec Room Food Service Area



Rec Room Food Service Area



Rec Room Food Service Area



Rec Room

Tract 4



Rec Room Fireplace



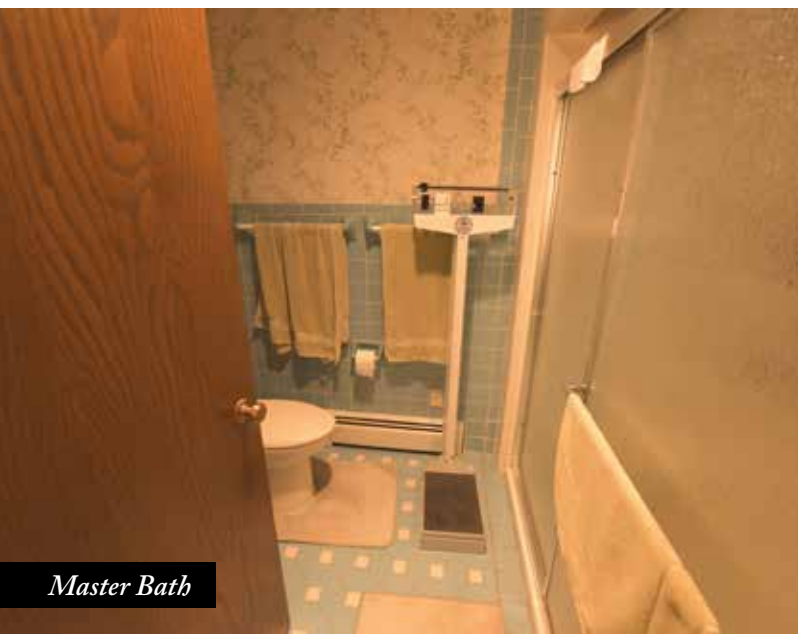
Rec Room Bathroom



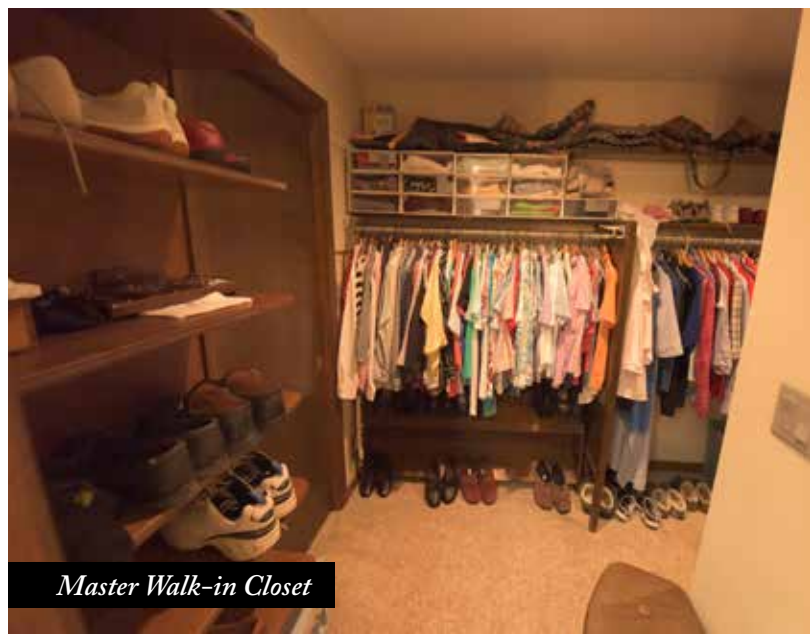
Master Bedroom



Master Bath



Master Bath



Master Walk-in Closet

Tract 4



Kitchen



Kitchen



Kitchen



Kitchen



Dining Area in Kitchen



Dining Area in Kitchen

Tract 4



Formal Dining Room



Formal Dining Room



Sewing Room / Office or Additional Bedroom



Sewing Room / Office or Additional Bedroom



Bedroom 1



Bedroom 2

Tract 4



Driveway & Front Entrance



Driveway & Front Entrance



Backyard



Landscaped Lawn w/ Irrigation System

Tract 4



Garage & Garden Shed



Garden Shed - Front



2-Car Attached Garage



2-Car Detached Garage



Attached Garage



Detached Garage

Tract 4



Dog Run



Dog Run



Utility Room



Utility Room



Driveway



Driveway & Yard

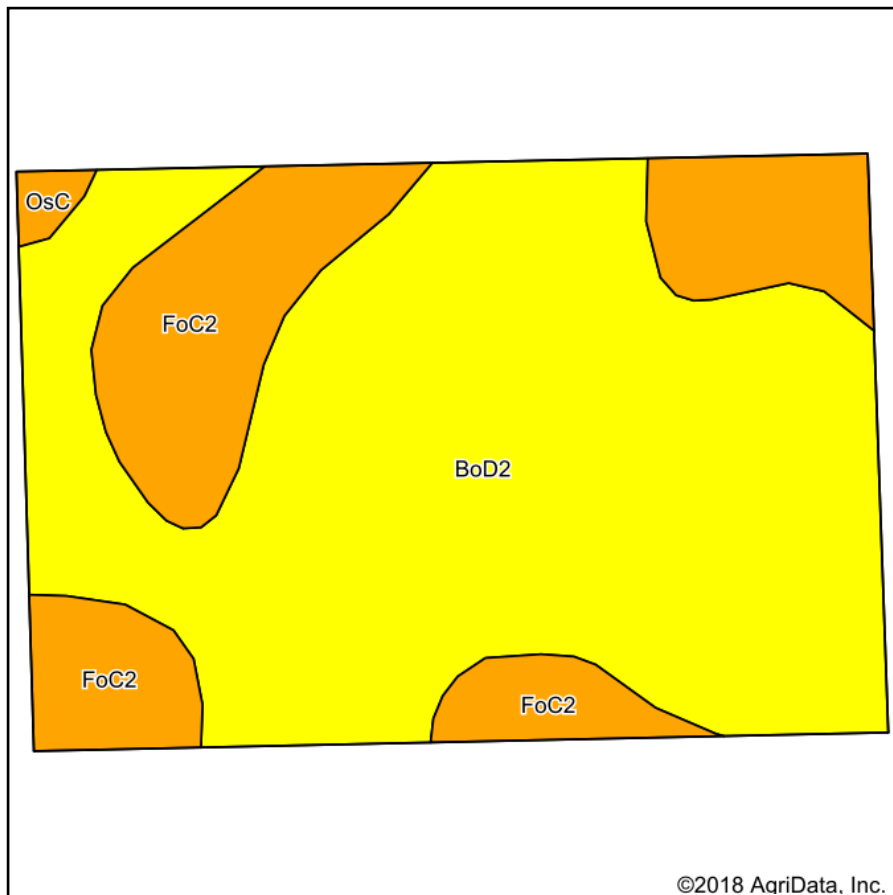
Tract 4



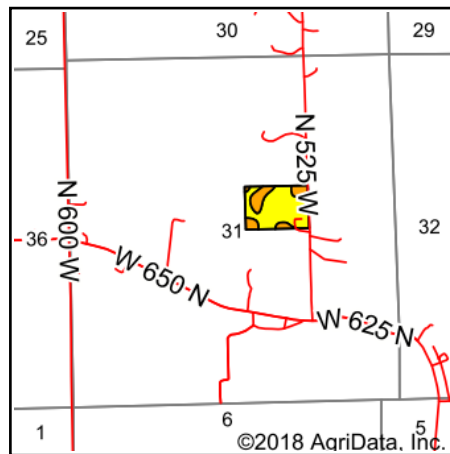
Tract 4 - Additional Home



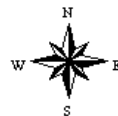
Tract 4 - Soils & Productivity Map



Soils data provided by USDA and NRCS.



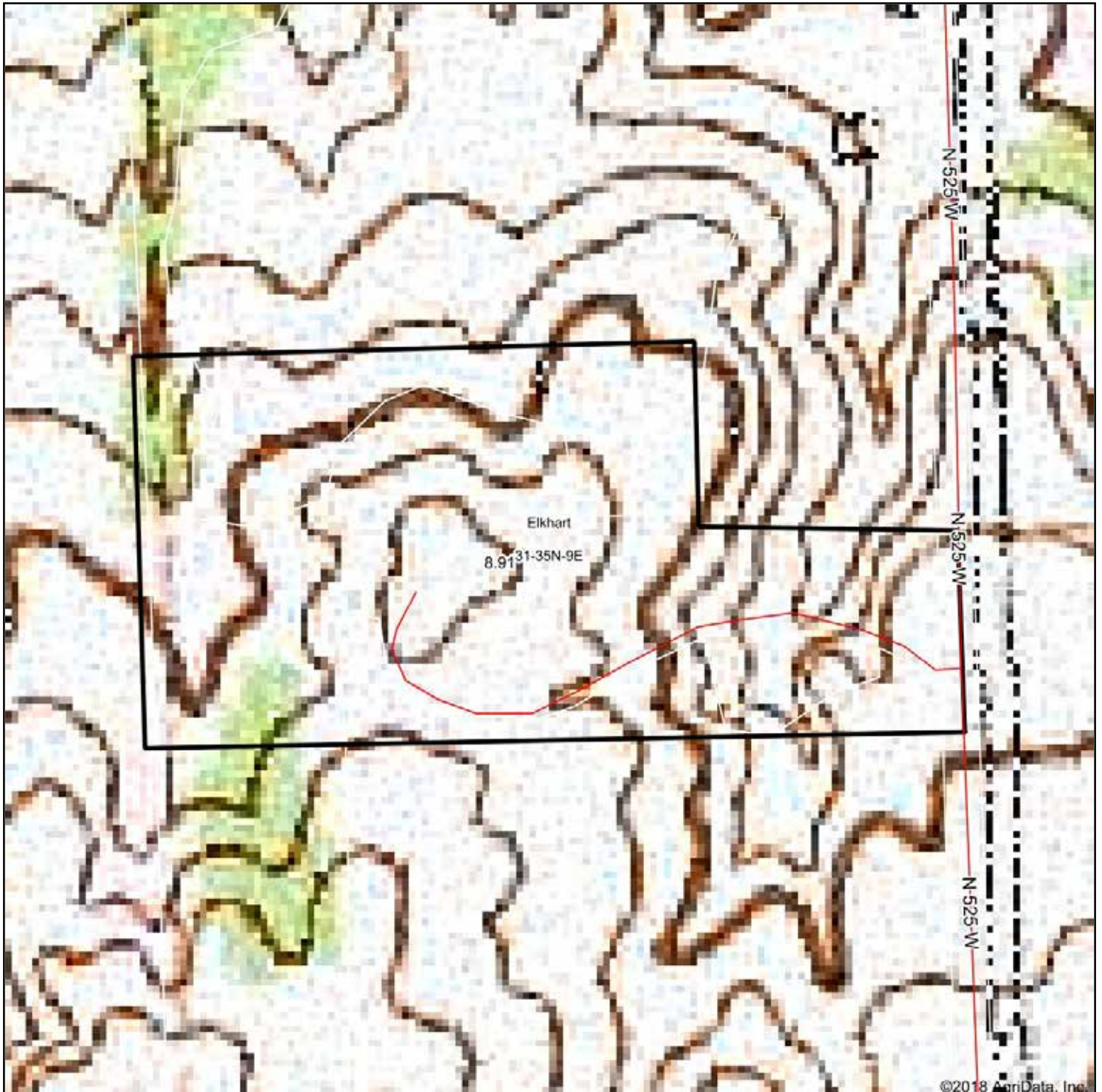
State: **Indiana**
 County: **Noble**
 Location: **31-35N-9E**
 Township: **Elkhart**
 Acres: **14.99**
 Date: **9/7/2018**



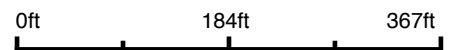
| Area Symbol: IN113, Soil Area Version: 22 | | | | | | | | | | | | | |
|---|--|-------|------------------|----------------------|---------------|-------------|-------------|-------------|-------------|-------------|--------------|----------|------------------|
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Alfalfa hay | Corn silage | Oats | Soybeans | Winter wheat | Pasture | Grass legume hay |
| BoD2 | Boyer loamy sand, 12 to 18 percent slopes | 11.03 | 73.6% | | IVe | 71 | 3 | 11 | 55 | 25 | 33 | 5 | 2 |
| FoC2 | Fox sandy loam, 6 to 12 percent slopes, eroded | 3.84 | 25.6% | | IIIe | 80 | | 16 | | 28 | 40 | 5 | 3 |
| OsC | Oshtemo loamy sand, 6 to 12 percent slopes | 0.12 | 0.8% | | IIIe | 95 | | 15 | | 33 | 48 | 6 | 3 |
| Weighted Average | | | | | | 73.5 | 2.2 | 12.3 | 40.5 | 25.8 | 34.9 | 5 | 2.3 |

Soils data provided by USDA and NRCS.

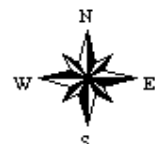
Tract 4 - Topographic Map



map center: 41° 26' 59.23, -85° 31' 35.48



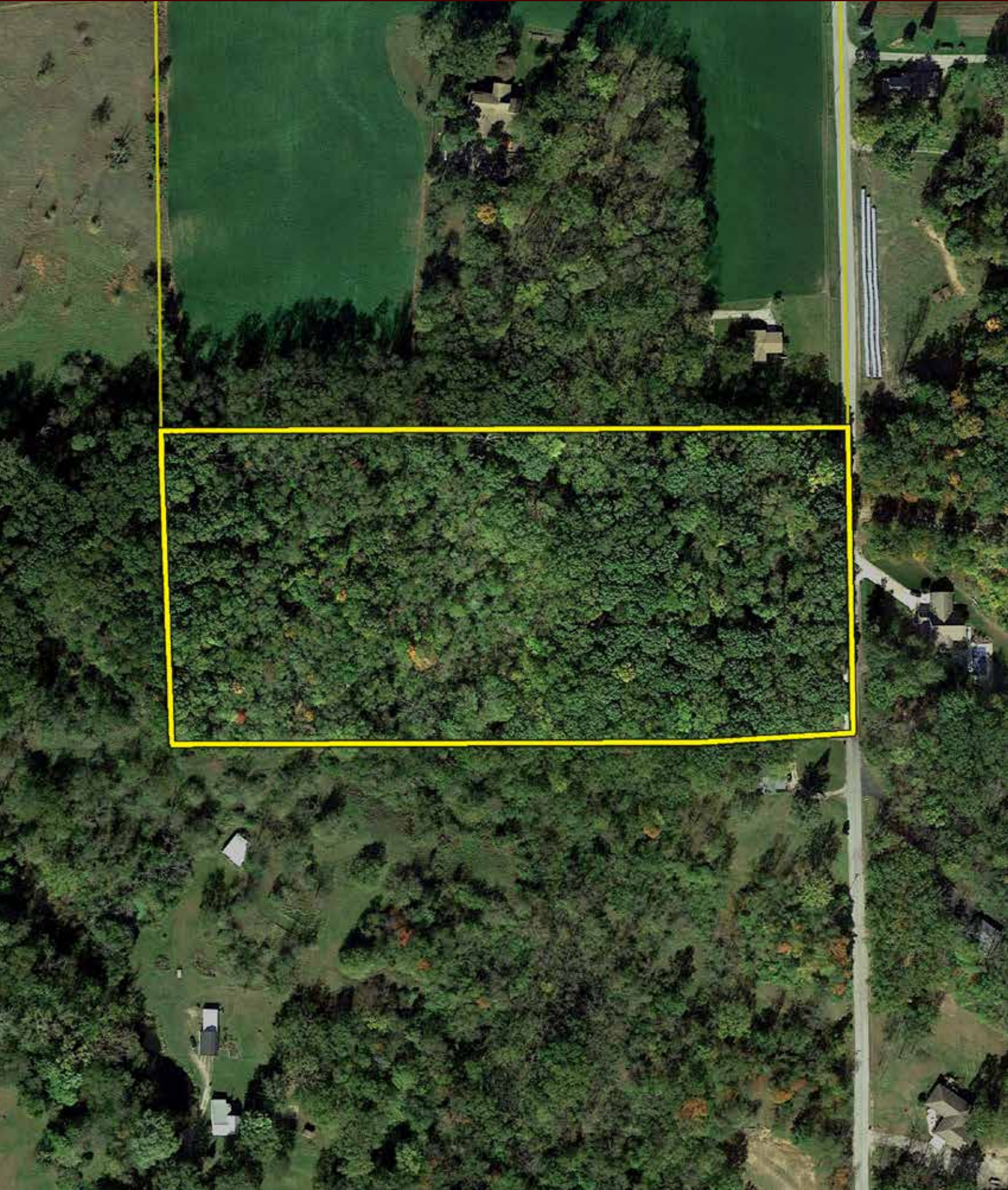
31-35N-9E
Noble County
Indiana



9/7/2018

Tract 5

Tract 5

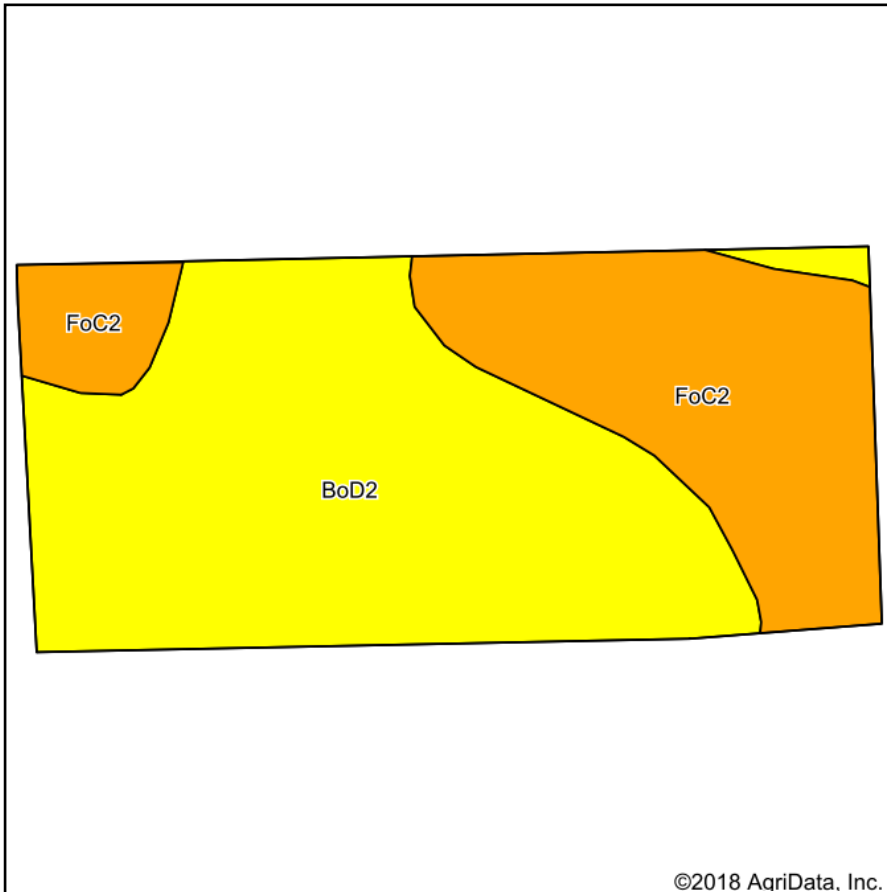


Tract 5

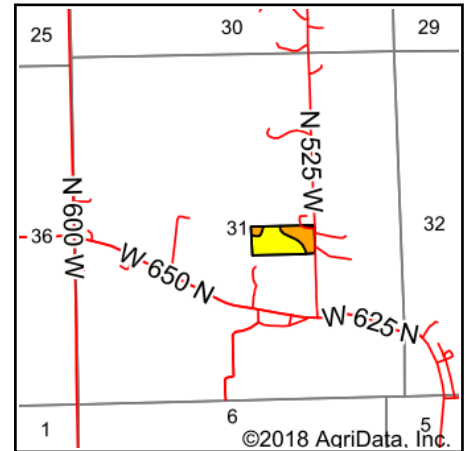
10± acres of ALL WOODLAND. This wooded tract has the potential of a premium building site, great investment potential through timber sales and excellent hunting tract. The owner says he frequently sees white tail deer and turkey in the morning and evenings. All of the tracts provide an excellent habitat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



Tract 5 - Soils & Productivity Map



Soils data provided by USDA and NRCS.



State: **Indiana**
 County: **Noble**
 Location: **31-35N-9E**
 Township: **Elkhart**
 Acres: **10.02**
 Date: **9/7/2018**

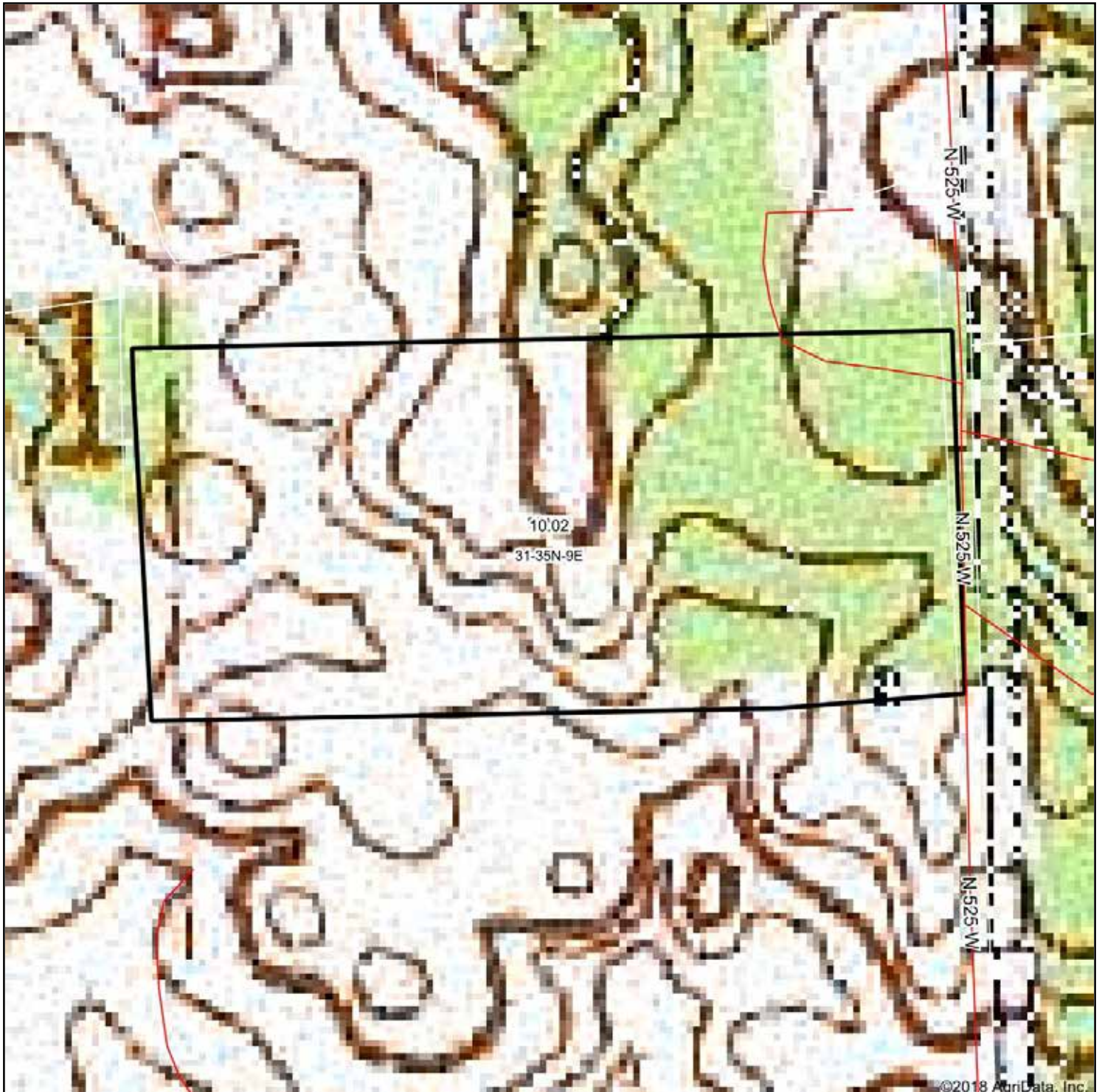


Area Symbol: IN113, Soil Area Version: 22

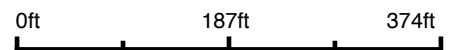
| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Alfalfa hay | Corn silage | Oats | Soybeans | Winter wheat | Pasture | Grass legume hay |
|-------------------------|--|-------|------------------|----------------------|---------------|-------------|-------------|-------------|-------------|-------------|--------------|----------|------------------|
| BoD2 | Boyer loamy sand, 12 to 18 percent slopes | 6.36 | 63.5% | | Ive | 71 | 3 | 11 | 55 | 25 | 33 | 5 | 2 |
| FoC2 | Fox sandy loam, 6 to 12 percent slopes, eroded | 3.66 | 36.5% | | IIle | 80 | | 16 | | 28 | 40 | 5 | 3 |
| Weighted Average | | | | | | 74.3 | 1.9 | 12.8 | 34.9 | 26.1 | 35.6 | 5 | 2.4 |

Soils data provided by USDA and NRCS.

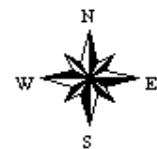
Tract 5 - Topographic Map



map center: 41° 26' 41.31, -85° 31' 35.11



31-35N-9E
Noble County
Indiana



9/7/2018



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.



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