

TERMS AND CONDITIONS

PROCEDURE: Bid on either tract or on the entire property. There will be open bidding on both tracts and the entire property 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: 10% 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.

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: The targeted closing date will be approximately 30 days after

the auction. 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 2018 real estate taxes, due in 2019. The buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: The Buyers shall pay the 2019 ditch assessments if any.

SURVEY: the Buyer shall receive an existing survey dated 10-8-2018

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 an 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.

Noble County, IN • Sparta Township
Real Estate Auction
 Tuesday, May 7 • 6:00pm



17.62±
 Acres Offered in 2 Tracts

MAY	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	

AC63001504, AU09200000, AU08600254

Sale Managers:

Gary Bailey • 800-659-9759 & Ritter Cox • 800-451-2709
 Email: gary@GaryBaileyAuctions.com

Follow us on: Get our iOS App

Corporate Headquarters:
 950 N Liberty Dr, Columbia City, IN 46725
 www.GaryBaileyAuctions.com
 www.SchraderAuction.com

Noble County, IN • Sparta Township
Real Estate Auction
 Tuesday, May 7 • 6:00pm

17.62±
 Acres Offered in 2 Tracts

- Potential Building Sites
- Tillable Land
- Northeast of North Webster
- Southeast of Syracuse
- South of Cromwell



ONLINE BIDDING AVAILABLE

www.SchraderAuction.com • www.GaryBaileyAuctions.com

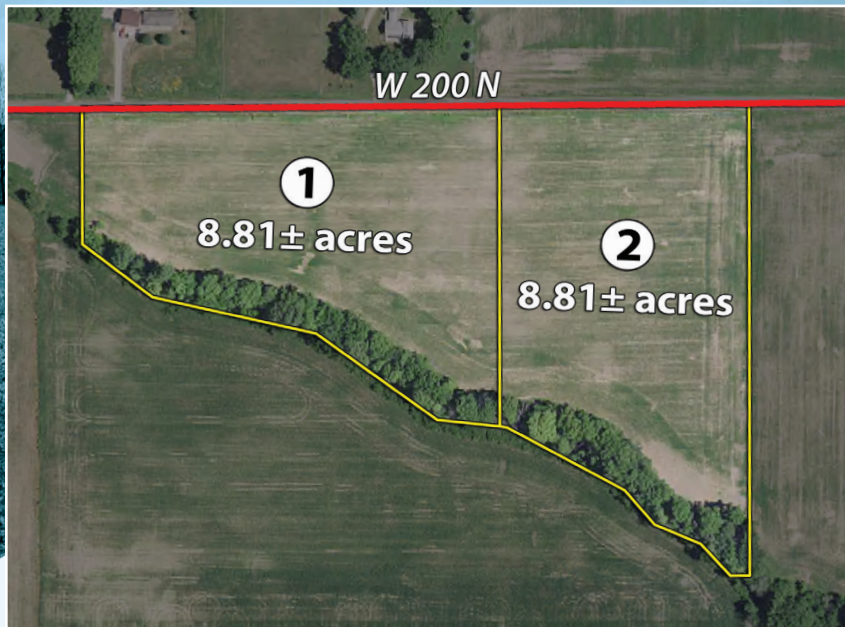
Noble County, IN • Sparta Township

Real Estate Auction

Tuesday, May 7 • 6:00pm

17.62±

Acres Offered in 2 Tracts



- Potential Building Sites • Tillable Land • Northeast of North Webster • Southeast of Syracuse • South of Cromwell

TRACT INFORMATION

TRACT 1: 8.81± acres. All tillable, and great potential building site with 824.45' of road frontage on CR 200 N.

TRACT 2: 8.81± acres. All tillable, and great potential building site with 493.05' of road frontage on CR 200 N.

PROPERTY LOCATION

1.5 miles south of Cromwell on SR 5 to CR 200 N turn west .3 mile on south side.

AUCTION LOCATION

Washington Township Community Building • 1764 S 915 W, Cromwell, IN 46732 • 5.5 miles south of Cromwell on SR 5 to CR 200 S turn east 2.2 miles to CR 915 W turn north .25 mile.

Call the sale managers for private inspections! Bid your price on either tract or the entire 17.62± acres!



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 Company: 800-451-2709.



OWNER: Mary L. McClain | SALE MANAGERS: Gary Bailey • 800-659-9759 & Ritter Cox • 800-451-2709
EMAIL: gary@GaryBaileyAuctions.com

www.SchraderAuction.com • www.GaryBaileyAuctions.com