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*Monday*  
**November 2 at 6:00pm**  
 held at Topeka Livestock Auction



offered in 12 tracts  
 or in combinations

**FARM AUCTION 144± acres**  
 NOBLE COUNTY, PERRY & ELKHART TOWNSHIPS, IN

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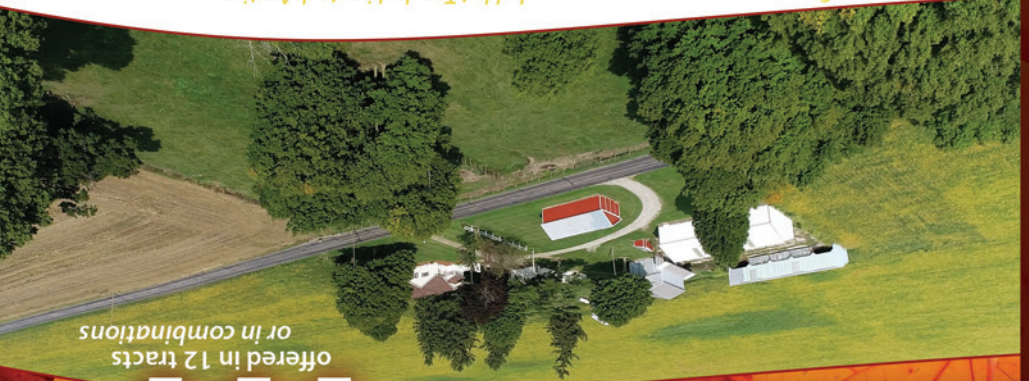


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JERRY EHLE • 260.410.1996  
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**SCHRADER REAL ESTATE & AUCTION**  
 Auction Managers:  
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# FARM AUCTION 144± acres

NOBLE COUNTY, PERRY & EKLHART TOWNSHIPS, IN

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**PROPERTY:** 10719 N 600 W, Ligonier, IN, 46767  
 (Located just 2 miles south of Topeka, at the intersection of W 1100 N and N 600 W)  
**AUCTION:** Topeka Livestock Auction, 601 East Lake Street, Topeka, IN



**Open House Dates To Preview The Real Estate**  
 Meet a Schrader Representative at the home on Tract 3.

**Saturday, October 10 • 10am – 1:00pm**  
**and Thursday, October 15 • 4pm – 6pm**  
 Or call an Auction Manager to schedule a private showing... 260.410.1996.

**TRACT 1:** 15± acres, This tract is all tillable with approximately 650 feet of road frontage along W 1100 N. The soils are mostly Parr loam with some Miami loam.

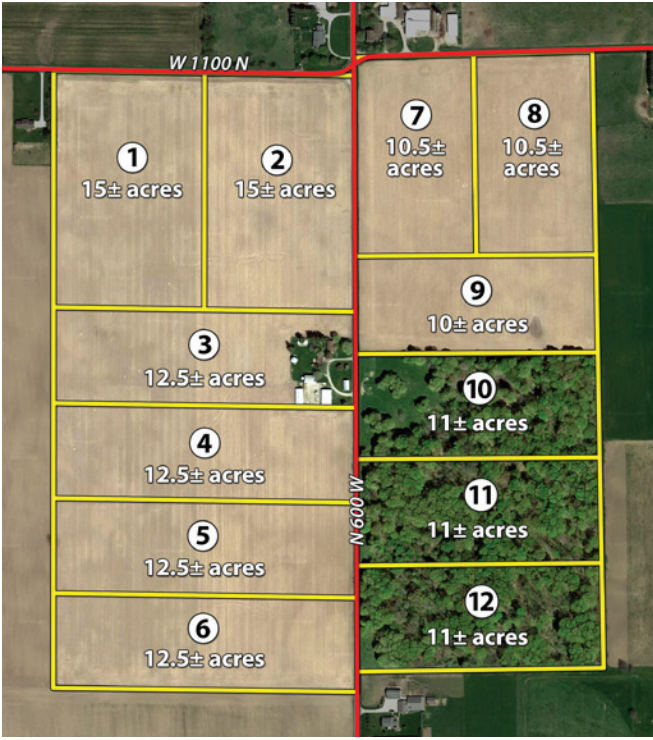
**TRACT 2:** 15± acres, This tract is all tillable with approximately 645 feet of road frontage along W 1100 N. This soils are also Miami loam with some Parr loam.

**TRACT 3:** 12.5± acres, Home and Buildings, There is approximately 400 feet of road frontage along N 600 W.

**The well maintained home features:** A Great 3 bedroom, 1 bath home on full basement! This home features hardwood flooring throughout! A large beautiful kitchen with lots of custom cabinets! Refrigerator and Range staying with the home. There is a very large family room plus a bump out den with built-ins. There is a laundry area off of the back entrance. The home is all vinyl siding with vinyl replacement windows. The home has newer Gas Forced Air furnace and Central Air. There is a 1,000 gal. propane tank. The 2 car detached garage is 25' x 25' with new garage doors. There is a small garden shed in the back yard.

- FARM BUILDINGS:**
- 60' x 35' metal pole building with dirt floor, electricity, and 15' x 18' doors
  - 64' x 24' Metal run-in barn with hay loft above
  - 30' x 20' metal feed and storage building with concrete floor and full length covered feed bunk. 10' x 15' door
  - 80' x 66' concrete fenced feed lot between feed building and run-in barn
  - 35' x 20' metal building with full length corn cribs on both sides, 10' x 10' doors on each end
  - 35' x 13' metal sided chicken coop with concrete floor
  - 8' x 14' short animal shed or storage shed
  - Brock grain drying bin
  - Small grain bin

The soils are a combination of Miami loams with a rise of Metea loamy fine sand. There is a small depression in the field behind the buildings and then the land gradually slopes up towards the west.



**TRACT 4:** 12.5± acres, This tract is all tillable with approximately 400 feet of road frontage along N 600 W. The soils are mostly Miami loam with a part of the Metea loamy fine sand.

**TRACT 5:** 12.5± acres, This tract is all tillable with approximately 400 feet of road frontage along N 600 W. The soils are mostly Miami loams.

**TRACT 6:** 12.5± acres, This tract is all tillable with approximately 400 feet of road frontage along N 600 W. The soils are also mostly Miami loams.

**TRACT 7:** 10.5± acres, This tract is all tillable with approximately 300 feet of road frontage along W 1100 N. The soils are partly Miami loams with some Metea loamy fine sand.

**TRACT 8:** 10.5± acres, This tract is all tillable with approximately 300 feet of road frontage along W 1100 N. The soils are also partly Miami loams with some Metea loamy fine sand.

**TRACT 9:** 10± acres, This tract is mostly all tillable with approximately 400+ feet of road frontage along N 600 W. The soils are some Parr loam with mostly Miami loams.

**The wooded tracts consist of many large mature maples throughout with some other hardwoods including beech, hickory and a few oaks. There is a tall canopy from the taller mature trees. All of the woods has been pastured. The terrain has some roll throughout the woods and rises up gradually to the east.**

**TRACT 10:** 11± acres, This tract is mostly wooded with approximately 450 feet of road frontage along N 600 W. The soils are mostly Miami loams.

**TRACT 11:** 11± acres, This tract is mostly wooded with approximately 450 feet of road frontage along N 600 W. The soils are mostly Miami loams.

**TRACT 12:** 11± acres, This tract is mostly wooded with approximately 450 feet of road frontage along N 600 W. The soils are mostly Miami loams.



in cooperation with  
**Harvest Farm Management**  
 Dave Nice • 260-433-4454



**Terms and Conditions**  
**PROCEDURE:** The property will be offered in 12 individual tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.  
**PURCHASE DOCUMENTS:** Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.  
**PAYMENT TERMS:** 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **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:** Seller reserves the right to reject any and all bids.  
**DEED:** Seller shall provide a warranty deed and Owner's Title Insurance Policy.  
**EVIDENCE OF TITLE:** Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.  
**CLOSING:** Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 45 days after the closing. The cost for an insured closing will be shared 50/50 between Buyer and Seller.  
**POSSESSION:** Possession is at closing, subject to tenant farmer 2020 crops. Seller to receive proceeds from 2020 crop and government payments related to the 2020 growing season  
**REAL ESTATE TAXES:** Seller shall pay all 2020 taxes due in 2021 and Buyer will pay all thereafter.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.  
**ACREAGE:** All acreage is approximate and has 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.  
**TRACT MAPS: ACRES:** Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.  
**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.  
**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. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. 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. 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. 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.**



**AUCTION MANAGERS** JERRY EHLE • 260.410.1996  
 ROBERT MISHLER • 260.336.9750

**SELLERS** CYNTHIA MAST  
 and BRIAN MILLER

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