

LAND AUCTION

- 355± Tillable Acres
- Productive Tillable Land
- Wooded Recreational Land
- Kimmell, Indiana

Noble County, Indiana

429± Acres

Offered in 7 Tracts, Combinations & as a Whole

INSPECTION DATES: Mon, Oct. 11 • 4-6pm & Sat, Oct. 16 • 8-10am; Meet a Schrader Representative at Tract 6.



Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax & FSA details, etc.



Tuesday, November 2 • 6pm

Held at Ligonier United Methodist Church, Ligonier, IN

TRACT 1: 114± ACRES w/ frontage on US 33. There is approximately 103± productive tillable acres consisting of primarily Fox sandy loam soils. There is a 12" irrigation well on this tract & underground pipe to a pivot point on Tract 2. There is 10± acres of wooded land on the southwest corner of this parcel.

TRACT 2: 98± ACRES w/ frontage on US 33. There is approximately 84± acres of productive tillable land consisting of Fox sandy loam soils. There is underground irrigation pipe leading to this tract from Tract 1. Approximately 13.5± acres of wooded land is located on the southwest corner of this tract. The Sparta Lake Ditch creates the west boundary of this parcel. Consider combining Tracts 1 & 2 for 187.5± productive tillable acres w/ irrigation well & underground pipe.

TRACT 3: 18± ACRES mostly all tillable, w/ frontage on US 33 & CR 650W. This tract consists primarily of Fox sandy loam soils. Great place for a mini farmstead!

AUCTION LOCATION: Ligonier United Methodist Church • 466 Townline Rd Ligonier, IN 46767 • West of SR 5 on US 33 & US 6 1 mi. to Townline Rd then north ¾ mi. to the church

TRACTS 1-3: From the intersection of US 6, US 33 & SR 5 at Ligonier, take US 33 southeast approximately 4 mi. to Tracts 1-3.

TRACT 4: From the intersection of US 33 & Clark St/CR 650W, take Clark St. southeast ¾ mi. to Tract 4.

TRACT 6: From the intersection of US 33 & CR 400N, travel west to Tracts 5 & 6.

TRACT 7: From the intersection of US 6, US 33 & SR 5 at Ligonier, take US 33 southeast 2 mi. to CR 500N, follow CR 500N 2 mi. to Tract 7.



TRACTS 1 & 2



TRACT 3



TRACT 4



TRACT 5



TRACT 6



TRACT 7



TRACT 4: 68± ACRES w/ frontage on CR 650W/Clark St. There is approximately 59± acres of productive tillable land w/ predominately Fox sandy loam soils. There is 5± acres of wooded land in the northeast corner of this tract.

TRACT 5: 29± ACRES w/ frontage on US 33, CR 650W & CR 400N. 27± productive tillable acres consisting of primarily Fox sandy loam soils.

TRACT 6: 33± ACRES w/ frontage on CR 400N. This is a great recreational tract for 4 wheeling, hiking & hunting. There is an area used to harvest gravel that hasn't had recent activity. Also situated on this tract is a cell tower w/ income through 2026. Great investment w/ income producing capabilities!

TRACT 7: 69± ACRES w/ access off of CR 500N. There is approximately 65± acres of productive tillable land consisting of Renssalaer, Whitaker, Milford, Martinsville & Oshtemo sandy loam soils.



OWNER: Lois Irene Rosenogle Revocable Trust

AUCTION MANAGER: Arden Schrader • 260.229.2442

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts & as a total 429± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

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, & are capable of paying cash at closing.

ACCEPTANCE 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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Trustee's Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction, subject to the completion of the surveys.

POSSESSION: Possession is at subject to the harvest of the 2021 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2023 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The prop-

erty is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

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 Co. 800-451-2709.



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