

# Noble County, Indiana LAND AUCTION

Wednesday, June 22 • 6pm  
*Held at the Cross Walk Ligonier United Methodist Church*



**30±**  
*acres*

Offered in 4 Tracts  
or Combinations



SU	M	TU	W	TH	F	SA
		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		

**AUCTION MANAGERS:**

Gene Klingaman • 260.2292401 #AU01045485  
& Drew Lamle • 260.609.4926 #AU12100017  
Schrader Real Estate and Auction Company, Inc.  
#AC63001504

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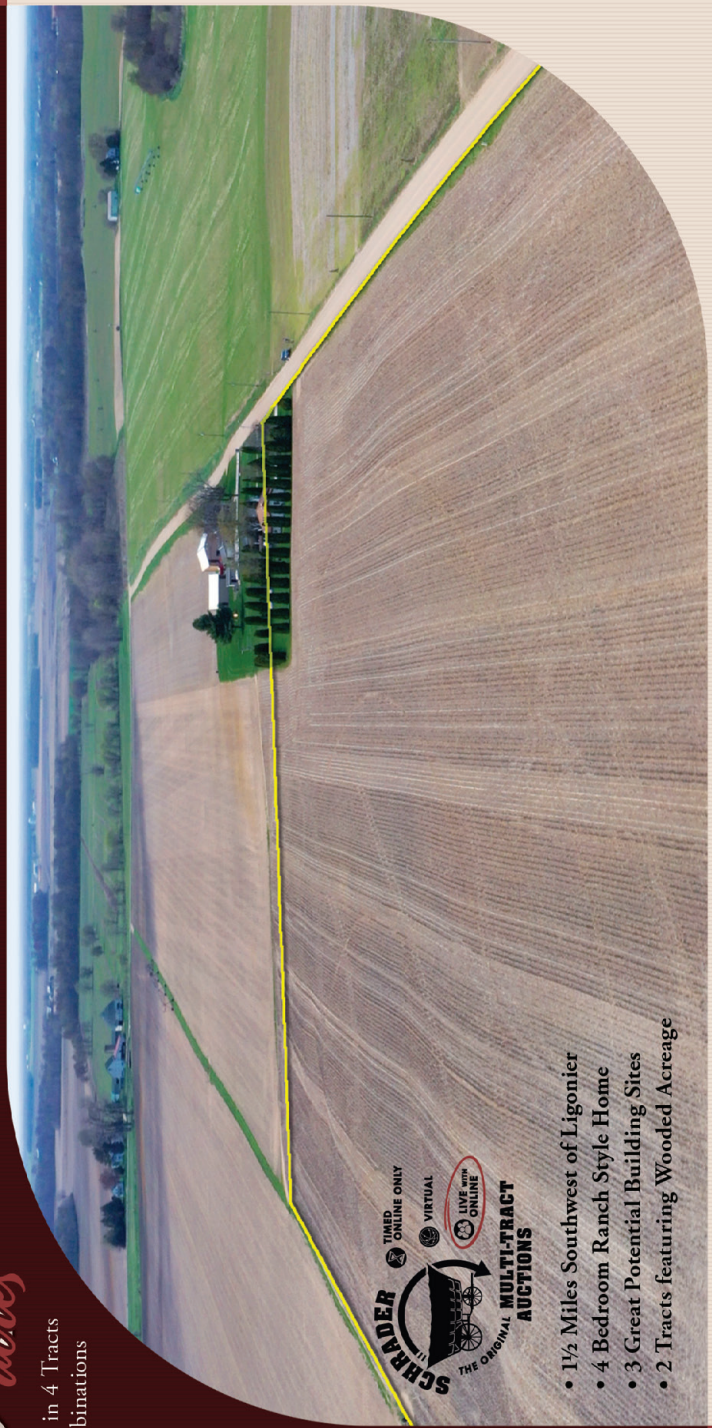
Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • www.SchraderAuction.com

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*acres*

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# Noble County, Indiana LAND AUCTION



- 1½ Miles Southwest of Ligonier
- 4 Bedroom Ranch Style Home
- 3 Great Potential Building Sites
- 2 Tracts featuring Wooded Acreage

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ONLINE BIDDING AVAILABLE  
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# 30± acres

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Noble County, Indiana

# LAND AUCTION

W 625 N / Burns Rd

①  
3±  
acres

②  
5±  
acres

③  
11±  
acres

④  
11±  
acres



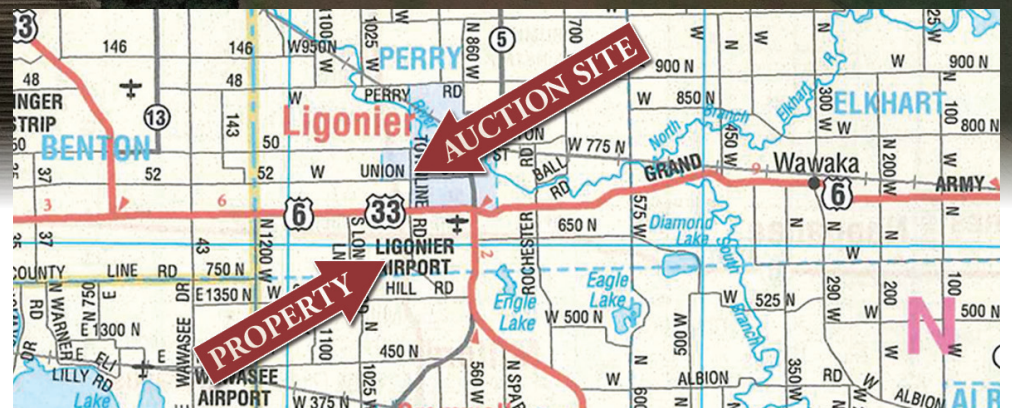
TRACTS 2-4



TRACT 1



TRACT 1



**TRACT 1 - 3± ACRES** featuring a 3 or 4 bedroom ranch style home, with a full basement & 2 car, attached garage. County assessor's office shows 1642 square feet of living area not including the basement. This home features a 14'x20' living room with a ceiling fan, 14'x19' kitchen & dining area combination; furnished with a refrigerator, gas range, & dishwasher (linoleum flooring). 11.5'x17' family room (sunroom) w/ linoleum flooring, bathroom with tub/shower, & vanity, 13'x14' master bedroom with attached bathroom; tub/shower, & vanity plus a walk-in closet. Also, a 10'x12' Bedroom w/ closet, 9'x10' bedroom with closet, 10.5'x10' office area that could also be considered an additional bedroom. 7.5'x9.5' utility room; linoleum flooring with washer & dryer, plus utility sink. 20'x24', (2) car attached garage. 25'x43' finished basement including 12'x14' mechanical room, 14'x18' back porch, 10'x12' storage shed, & 1000-gal L.P. tank. This cozy ranch style home is accented on three sides with towering arborvitae trees creating a scenic setting. Don't miss this opportunity to buy a country home at your price. Be prepared to bid auction day! (1441 W 625 N/Burns Rd, Ligonier, IN 46767)

**TRACT 2 - 5± ACRES** with frontage on CR W 625 N (Burns Rd). Located within 1.5 miles to Ligonier shopping areas. Investigate the potential of a rural country building site. Rare opportunity to create your own rural country estate.

**TRACT 3 - 11± ACRES** scenic potential building site featuring 4± wooded acres. This Tract features a campsite area & meandering trails, plus excellent hunting opportunities. Don't miss this opportunity to bid your price.

**TRACT 4 - 11± ACRES** scenic potential building site with 4± woodland acres. Great recreational tract for hunting or camping featuring meandering trails through the woods.

*Combine tracts 3 & 4 for 22± acres, with around 8± acres of woodland.  
Be prepared to bid your own price on auction day!*

**OWNER:** JD Farms Investments LLC

**AUCTION MANAGERS:** Gene Klingaman • 260.2292401  
& Drew Lamle • 260.609.4926

**AUCTION SITE:** *Cross Walk Ligonier United Methodist Church*, 466 Townline Rd, Ligonier, IN 46767 • From the intersection of SR 6 & SR 5, travel West on SR 6 for .5 miles to Townline Rd, turn right (North) on to Townline Rd & travel for .7 miles to the United Methodist Church. Entrance will be on the left.

**PROPERTY LOCATION:** 1441 W 625 N (Burns Rd), Ligonier, IN 46767 • From the intersection of SR 6 & SR 5, travel West on SR 6 for .5 miles to Townline Rd. Turn left (South) on Townline Rd & travel for .5 miles to CR W 625 N (Burns Rd). Turn right (West) on to CR W 625 N (Burns Rd) & the property will begin in .6 miles on the left.



TRACT 3 - CAMPSITE



TRACT 3 - TRAIL



**ONLINE BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.



*Inspection Dates:*

Wed, June 1 from 4-6pm,  
Wed, June 8 from 4-6pm,  
& Sat, June 11 from 9-11am  
Meet a Schrader  
Representative at Tract 1

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 4 individual tracts & combinations of tracts & as a total 30± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

**CLOSING:** The targeted closing date will be 30 days after the auction on Tract #1 (home) & November 1<sup>st</sup> on balance of the land. However, an earlier closing date

for Tracts 2-4 can be available if requested by the buyer. Contact Auction company for more details.

**POSSESSION:** Possession is at closing. Closing is expected to be 30 days after the auction for Tract 1 and November 1, 2022 for Tracts 2-4. Talk to the Auction Company if you would like to request an earlier closing date.

**REAL ESTATE TAXES:** Buyer shall assume any ditch & drainage assessments due after closing. Taxes will be pro-rated to the date of closing on Tract 1. Seller shall pay 2022 taxes due in 2023 on Tracts 2-4 if the sale is closed November 1, 2022.

**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 has 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Survey costs will be shared 50:50 between the buyer & the seller.

**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 property 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.**