

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 77± 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 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 Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at Closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2024 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. 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. Combination purchases will receive a perimeter survey only.

**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.**



**SCHRADER**

Real Estate and Auction Company, Inc.

CORPORATE OFFICE: 950 N. Liberty Dr.,  
Columbia City, IN 46725

**AUCTION MANAGERS:**

**Ritter Cox,**

**260-609-3306**

**Tim Kreider,**

**260-413-8008**

AC63001504, AU08600254, AU19500010

Follow us on:

Get our iOS App



**800-451-2709**

**SchraderAuction.com**

**77± Acres** Offered in 3 Tracts or Combination

Noble County, IN

**AUCTION**



NOVEMBER 2022						
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			

**Tillable • Hunting • Recreation Land**

**77± Acres**

Offered in 3 Tracts or Combination



Noble County, IN

**AUCTION**

**Tuesday, November 22 • 6:00 PM**

800-451-2709 • SchraderAuction.com



THE ORIGINAL MULTI-TRACT AUCTIONS

Tillable • Hunting • Recreation Land

Noble County, IN

77± Acres Offered in 3 Tracts or Combination

AUCTION

Tuesday, November 22 • 6:00 PM

Early Access Available for Hunting!



TRACT 1



TRACT 2



TRACT 3

AUCTION LOCATION: Lutherhaven Event Center, 1596 S 150 W Albion, IN 46701

TRACT DESCRIPTIONS:

TRACT 1: 36± ACRES located from intersection St. Rd. 109 & US 33, Wolf Lake, IN. Travel south on St. Rd. 109 1/4 mile to property on right. This tract is mostly wooded land that borders Wolf Lake. Tremendous possibilities for hunting and recreation at its finest. Large amount of lake frontage. Planted walnut grove at front of property. Many areas to plant habitat and develop nature trails. Wildlife abundant.

TRACT 2: 18± ACRES located from US 33, Wolf Lake, IN, travel north on Wolf Lake Road approximately 2 1/2 miles to Co Rd 100N then east (right) 1/4 mile to property on right. This tract is all tillable. Possession for 2023 crops. Property has road frontage also on Wolf Lake Road.

TRACT 3: 23± ACRES located from US 33 travel north on Wolf Lake Road 1 1/4 mile to Co Rd 300W. Then north (left) 3/4 mile to 50S then west (left) 1/4 mile to property on left. This tract is open land and wooded. Property with good diversity rolling land excellent hunting to recreation possibilities. Good road frontage along Co Rd 50S. Many areas for habitat and wildlife conservation.

INSPECTION DATE: Saturday, November 5th 10:00 AM - 1:00 PM Meet Schrader Rep at Tract 1.



OWNERS: Metzger LLC  
SALE MANAGERS:  
Tim Kreider 260-413-8008 &  
Ritter Cox 260-609-3306



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE



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.

Call 800-451-2709 • Visit [SchraderAuction.com](http://SchraderAuction.com)