

Stunning Noble County *Indiana*
LAND AUCTION

25[±] acres
Offered in 3 Tracts

Access to the Elkhart River

Excellent Waterfowl Hunting Ground
Beautiful Building Site Opportunities



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

Thursday
April 11 • 6pm *EST*

800.451.2709
SchraderAuction.com

held at Augusta Hills, Albion, IN.
Online Bidding Available

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Offered in 3 Tracts This 25± acres provides stunning views and offers a beautiful layout for a BuildSite! The property has a well-maintained asphalt driveway curving through mature pines towering on either side. The Elkhart River flows through the property bringing in an abundance of waterfowl and wildlife. You don't want to miss out on this ideal build site opportunity!



TRACT 1 - 5.5± acres. This tract had a 1,214 sq. ft. home with a walk out basement, IT BURNED DOWN AND THE DEBRIS HAS BEEN REMOVED. There is a blacktop drive, mature pine and maple trees that line the drive, black top circle cul-de-sac, 4" well, septic, and electric. The south side of the tract faces down to the Elkhart River and it provides a beautiful setting. In Flood Plain

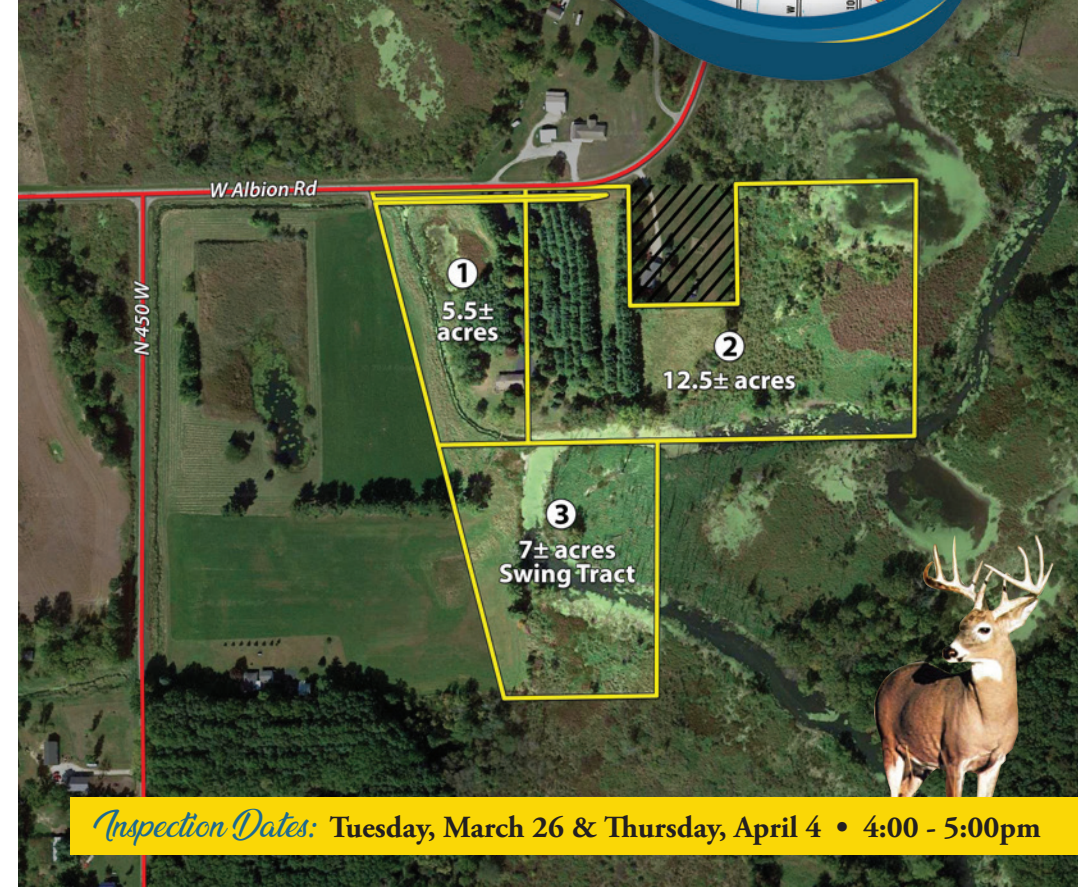
TRACT 2 - 12.5± acres adjoining Tract #1 and continues to the east. Property has road frontage on W Albion Rd, frontage on the Elkhart River and could be a good potential building site. Tract has mature pine trees, along with excellent waterfowl hunting land. In Flood Plain

TRACT 3 - 7± acres SWING TRACT, NOT Buildable. The tract provides great hunting and access to the Elkhart River. It can only be purchased by an adjoining landowner. In Flood Plain

SELLER: Todd D. & Joan M Gemmill

Auction Site: Augusta Hills, 2080 W Main St, Albion, IN 46701

Directions to Property: Take W Albion Rd about 4 miles west of St Rd 9 or go east off of St Rd 33 approximately 2.5 miles. The property is located on the south side of the road. *Located west of Albion, approximate address of auction land 4321 W Albion Rd, Albion, IN, 46701*



Inspection Dates: Tuesday, March 26 & Thursday, April 4 • 4:00 - 5:00pm

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and a swing tract, any combination of tracts and as a total 25± acres. 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.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of the closing and will be the responsibility of the seller, buyer will be responsible for all taxes 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.

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.

Auction Managers:
Daniel Days • 260.233.1401
Dean Rummel • 260.343.8511



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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
<i>April</i>						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					

 *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.



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