

LIVE ONSITE AUCTION

Thursday, May 16 • 6pm

2925 E 050 N LaGrange, IN 46761 - LaGrange County

19.3±
acres

Offered in 2 Tracts

MAY	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	31		



Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725



AUCTION MANAGER:

Robert Mishler • 260.336.9750 #AU08701553

Schrader Real Estate and Auction Company, Inc.

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ONLINE BIDDING AVAILABLE

- 3 Bed, 2 Bath Farmhouse
- Outbuildings • Pastureland
- Possible Building Site

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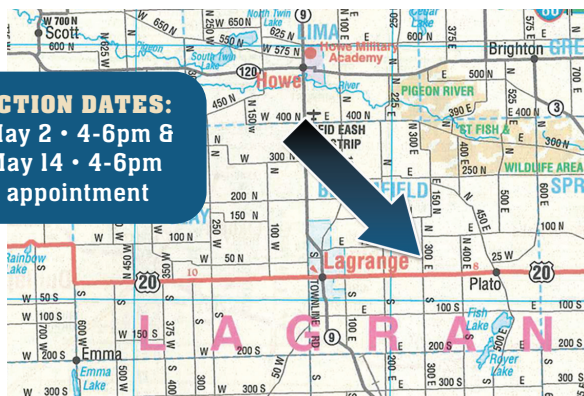
19.3± acres

Offered in 2 Tracts



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.

INSPECTION DATES:
 Thur, May 2 • 4-6pm &
 Tue, May 14 • 4-6pm
 or by appointment



LOCATION: 2925 E 050 N LaGrange, IN 46761
 East of LaGrange, IN on US 20, travel east 3 miles to N 300 E & turn north. Continue for a 1/2 mile & the property will be at the corner of N 300 E & E 050 N.

TRACT 1 - 9.3± ACRES: 2 story, three bedroom w/ two full baths farmhouse. Very nicely remodeled, new kitchens, & 2 full baths. The kitchen has oak cabinets, Corian countertops, gas stove, dishwasher, & refrigerator all stay w/ the property. The home has newer metal roof. Farm buildings include two-story beam barn w/ a loft, milk house w/ water heater, large number of concrete pads & manure storage on north side of main barn. Perimeter of the property is fenced in w/ good fence & interior fencing dividing into pasture lots also outdoor water fountains ran to the pastures. This will be a very good opportunity for a mini farm or a 4H family, older buildings that but set up nicely. Don't miss your opportunity to buy this small farm.

TRACT 2 - 10± ACRES: Vacant Pastureland, possible building site.

OWNERS: LaVon & April Zimmerman **AUCTION MANAGER:** Robert Mishler • 260.336.9750



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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts & as a total 19.3± acre unit. There will be open bidding as determined by the Auctioneer.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.
DOWN PAYMENT: 5% non-refundable 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 Warranty Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing which will take place approximately 30 days after the closing or sooner.
REAL ESTATE TAXES: Buyer pays 2024 taxes payable in 2025.
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 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.**