

TERMS AND CONDITIONS

PROCEDURE: Bid on either tract, or on the entire property. There will be open bidding on both tracts and the entire property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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.**
BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price and included in the contract purchase price.
APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.
DEED: Seller will provide a Trustees deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place within 30 days of proof of marketable title, or as soon as possible after the survey is completed. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.
POSSESSION: At closing.
REAL ESTATE TAXES: Prorated to Date of closing.
DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.
SURVEY: Buyer and Seller to share any necessary survey cost 50/50. There will be no survey if both tracts are sold together.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his

or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents. Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 HEADQUARTERS:
 950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:
GARY BAILEY
 260-417-4838
PHIL WOLFE
 260-248-1191

AC63001504, AU09200000, AU19900139

Get our
 iOS App

Follow us on: YouTube

800-451-2709

SchraderAuction.com

14± ESTATE AUCTION
 IN 2 TRACTS
ACRES
 Noble County • Ligonier, IN



OCTOBER 2024						
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	31		

14± ESTATE AUCTION
 IN 2 TRACTS
ACRES

Noble County • Ligonier, IN

**BEAUTIFUL SHADY COUNTRY HOME • OUTBUILDINGS
 POND • PASTURE • POTENTIAL BUILDING SITE
 INVESTMENT PROPERTY**



THE ORIGINAL MULTI-TRACT AUCTIONS
 3% Buyer's Premium
800-451-2709 | SchraderAuction.com

ESTATE AUCTION
TUESDAY, OCTOBER 1ST @ 6PM

14± IN 2 TRACTS ACRES

Noble County • Ligonier, IN

TUESDAY, OCTOBER 1ST @ 6PM

BEAUTIFUL SHADY COUNTRY HOME • OUTBUILDINGS
POND • PASTURE • POTENTIAL BUILDING SITE
INVESTMENT PROPERTY

ESTATE AUCTION

DIRECTIONS: 695 W PERRY ROAD, LIGONIER, IN 46767.

From the intersection of Cavin Street and North Street (SR 5) on the north side of Ligonier follow SR 5 North 1 mile to Perry Road then turn west 1 mile to the property.

AUCTION LOCATION: LIGONIER CHRISTIAN CHURCH,
9025 N 860 W, LIGONIER, IN 46767.

½ mile east of the auction property on Perry Road.

TRACT INFORMATION:

TRACT #1: 3± ACRES, Beautiful Country Home, 1485± finished sq. ft. Home or a total of 2849± sq. ft. and pole buildings, portable buildings and an additional separate 3 car garage/shop. With 3 bedrooms, 1 1/2 baths, large living room, Copper River eat-in kitchen with built in appliances, and Corian counter tops, a large dining area open to the kitchen. Central air and gas heat. Between the attached two car garage and outside entry is an inviting foyer. There is a utility mud room for entry from the back of the home. Shady rear patio. The full basement has a shower and sink. There are many updates and amenities too numerous to mention and must be seen in person. Septic, well, natural gas boiler heat and there is a buried underground fuel tank that is in use. Great property for livestock, storage, business or hobbies. Come and investigate the potential.

TRACT #2: 11.2± ACRES. Stocked Fish Pond, Pasture and Potential building site, a great investment property near Ligonier.

BID ON EITHER TRACT OR BUY THE ENTIRE PROPERTY!

INSPECTION DATES:
SATURDAY, AUGUST 24TH • 1-3 PM
TUESDAY, AUGUST 27TH • 4:30-6PM
or call the Auction Managers for private inspections.



OWNERS: DONALD & ROSEMARY GILLESPIE ESTATE TRUST
AUCTION MANAGERS: GARY BAILEY 260-417-4838 &
PHIL WOLFE 260-248-1191

SCHRADER
Real Estate and Auction Company, Inc.

3% Buyers Premium added to the final bids.

800-451-2709 | SchraderAuction.com

**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.