

1273 N 800 W 27, Converse, IN 46919 • Grant County, IN

Saturday, October 26 • 10am



55[±]
acres

Offered in 5 Tracts
or Combinations

AUCTION
AUCTION
AUCTION

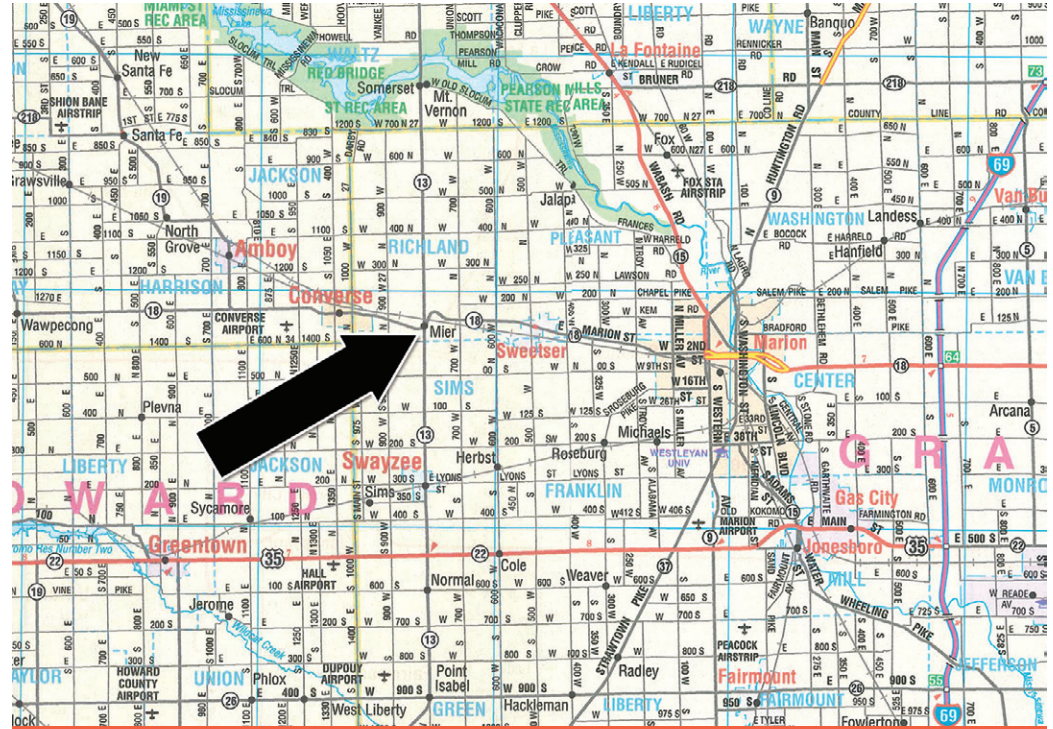
- Commerical or Homesite Potential
- Tillable Cropland
- Custom Built Home w/ Pole Barn
- Wooded Creek Bottom

SCHRADER
Real Estate and Auction Company, Inc.

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Saturday, October 26 • 10am



PROPERTY LOCATION (AUCTION HELD ONSITE):
1273 N 800 W 27, Converse, IN 46919 (800 W a.k.a. SR 13)

TRACT 1 - 16± ACRES currently in Hay production. Consider the homesite potential with ample road frontage on both SR 13 & CR 100 N within the Oak Hill School District.
TRACT 2 - 4.5± ACRES with a Custom Built Home with a 53'x64' pole barn.

FEATURES INCLUDE:

- 3 Bedrooms
- 2-1/2 Baths
- 2 Car Heated Garage with workshop
- Kinetic Water Softener
- Central Air
- 200 Amp Elec.
- Custom Kitchen Wood Cabinets
- Proline Comm. Water Heater (50 gal.)
- Oak Hill School System
- Loft for Storage in Heated Workshop
- Large walk-in Closets
- Large Living Room with Loft
- 5" Well
- Natural Gas
- Stainless Steel Appliances included
- 2014 Miller Pole Barn (53'x64') with (2) 16' Sliding Doors

TRACT 3 - 6± ACRES Mostly in Hay production. Great potential commercial site with high visibility on both SR 13 & SR 18. Current zoning is Ag.

TRACT 4 - 19.5± ACRES with approx. 5 acres tillable cropland & the balance in wooded creek bottom.

TRACT 5 - 9± ACRES SWING TRACT with approx. 3 acres tillable cropland with the balance in woods with the creek as the west boundary. Consider combining with Tracts 1 or 2 for a beautiful country homestead.



INSPECTION DATES:

Sun, Oct. 6 & 13 from 1-3pm
& Wed, Oct. 16 from 4-6pm



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SELLER:

Phyllis Miller Irrevocable Trust



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AUCTION MANAGERS:

Ritter Cox • 260.609.3306
& Rick Williams • 765.639.2394

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 55± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. Home or Tract(s) which include the home, will be a \$10,000 down payment. 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 a Trustees Deed(s).

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

POSSESSION: Possession is at closing subject to the 2024 harvest of the hay crop & bean crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

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 with 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.**

55± acres



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OCTOBER	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		

AUCTION MANAGERS:

Ritter Cox • 260.609.3306 #RB14051202, #AU08600254

Rick Williams • 765.639.2394 #RB14048943, #AU10000259

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Corporate Headquarters:

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

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