

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 96.9± acre unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

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 2026 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.

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.



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

AUCTION MANAGER:
ARDEN SCHRADER
260-229-2442

AC63001504, AU01050022

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96.9± acres AUCTION Land

OFFERED IN 2 TRACTS NOBLE COUNTY, IN



NOVEMBER 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

96.9± acres

OFFERED IN 2 TRACTS

AUCTION Land

NOBLE COUNTY, IN

- PRODUCTIVE FARMLAND
- HUNTING & RECREATIONAL LAND
- STATE ROAD 3 FRONTAGE



HELD AT THE NOBLE COUNTY FAIRGROUNDS, LOG CABIN BUILDING, 580 FAIR ST, KENDALLVILLE, IN 46755

WEDNESDAY, NOVEMBER 20TH AT 6:00 PM

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96.9± acres

AUCTION Land

NOBLE COUNTY, IN

OFFERED IN 2 TRACTS

WEDNESDAY, NOVEMBER 20TH AT 6:00 PM



PROPERTY LOCATION: Approximately 2-1/2 miles south of Kendallville, IN from the intersection of US 6 and SR 3 to the property on the west side of SR 3.
AUCTION LOCATION: Noble County Fairgrounds, Log Cabin Building, 580 Fair St, Kendallville, IN 46755.

- PRODUCTIVE FARMLAND
- HUNTING & RECREATIONAL LAND
- STATE ROAD 3 FRONTAGE

TRACT DESCRIPTIONS:

TRACT #1: 56.9± ACRES, mostly tillable farmland with frontage on Indiana State Road 3. This tract has a nice mix of recreational land and productive farmland consisting of primarily Rawson & Pewamo soils.

TRACT #2: "SWING TRACT" 40± ACRES. This tract must be purchased in combination with Tract #1 or by an adjoining landowner. Combine with Tract #1 for approx. 49± acres of income producing, productive tillable land and over 45± acres of hunting recreational land. Great location for that country estate with beautiful views and endless possibilities!



INSPECTION DATES:
Tuesday, October 22nd • 4-6pm
Thursday, October 31st • 4-6pm



OWNER:
IN REM ENTERPRISES, INC.
AUCTION MANAGER:
ARDEN SCHRADER,
260-229-2442

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.

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THE ORIGINAL MULTI-TRACT AUCTIONS

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