

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tract & combinations, with the exception of Tract 4, which cannot be combined with any other tracts. There will be open bidding on each individual tract, as well as combination of tracts for Tracts 1-3. Tract 4 cannot be combined with any other tracts.

DOWN PAYMENT: 10% down payment on the day of the 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing.

FARMING RIGHTS: Buyer will have 2026 farming rights.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Noble County Planning Commission & Health Departments.

HOME DRIVEWAY: Tract 1 will require a new driveway installed. A quote was obtained to install a new driveway & the sellers will give a \$3,000 credit to the new buyer at closing. Buyer will have 120 days after closing to install the new driveway. Schrader Auction Company agents have communicated with the Noble County Highway Department, but it is ultimately the responsibility of the buyer to confirm driveway location.

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.

AGENCY: Schrader Real Estate and 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.**

PREMIER NOBLE COUNTY Land Auction



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ONLINE BIDDING AVAILABLE

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CORPORATE HEADQUARTERS: #AC63001504, #CO81291723
950 N Liberty Drive, PO Box 508, Columbia City, IN 46725
Schrader Real Estate and Auction Company, Inc.

Thursday, April 10 • 6pm EST

49.3± acres

Offered in 4 Tracts

PREMIER NOBLE COUNTY Land Auction

Auction Held at 5C Farms Event Barn
2920 E 125 N, Albion, IN 46701

- 34± Acres of FSA Tillable Ground
- Easy Road Access to All Tracts
- Farming Rights in 2026
- Potential Building Sites
- 1,908 Sq. Ft. Country Home
- Two Separate Sellers

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PREMIER NOBLE COUNTY Land Auction

49.3± acres

Offered in 4 Tracts



Inspection Dates:
Tue, Mar. 18 • 4-6pm &
Sat, Mar. 22 • 10am-12pm.
Meet a Schrader Representative at Tract 1.



**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.

This farm offers 34± acres of FSA tillable farmland across all tracts (currently in hay & row crop production). Three of the tracts offer wooded/recreational land for hunting & outdoor opportunities! This farm contains mostly Glynwood silt loam & Haskins loam soils. Tract 1 provides a 1,908 sq. ft. single family home built in 1994. The home contains 3 bedrooms, 2½ bathrooms & an attached garage. Home also has a 4" well & own septic. Plenty of additional building opportunities, great road frontage & easy access off the road across all remaining tracts. Farming Rights in 2026. Do not miss the opportunity to bid on this farm!

TRACT 1: 10± ACRES containing a 1,908 sq. ft. single family home, supporting 3 bedrooms, 2½ bathrooms & an attached garage. Home needs a driveway installed. Remaining acreage includes a combination of production hay & wooded recreational land. Perfect to create your own outdoor or hunting paradise.

TRACT 2: 10± ACRES of mostly tillable farmland containing mostly Glynwood silt loam soils. Tract also contains a small piece of wooded land for hunting opportunities. This piece also contains easy access & road frontage along E 350 N.

TRACT 3: 15± ACRES of slightly rolling, tillable farmland, currently in row crop production. Easily accessible w/ road frontage along E 350 N. Tract also has potential building opportunities.

TRACT 4: 14.3± ACRES w/ a combination of tillable farmland & wooded recreational land. Possibilities for a fantastic build site & hunting opportunities. Tract has road frontage along E 350 N. **Tract cannot be combined with other tracts.**

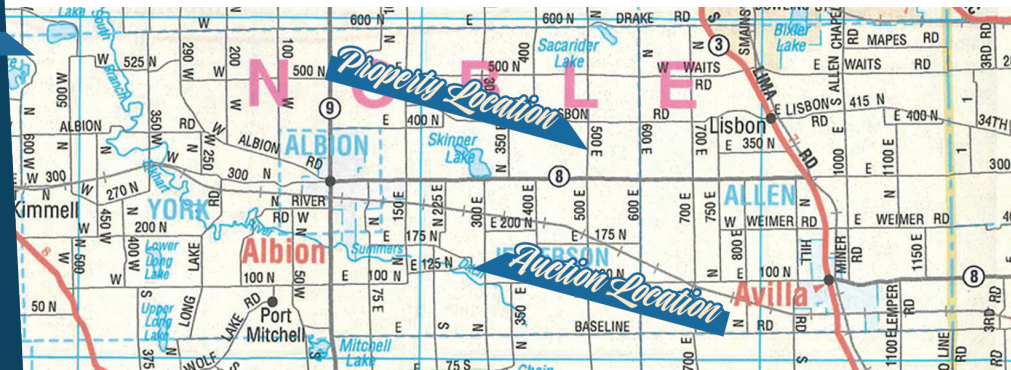
Seller: Pfeiffer Family Trust & Kenneth Dwayne Hass Revocable Trust

For More Information Please Contact:
Daniel Days • 260.233.1401
& Dean Rummel • 260.343.8511

Location Information

Auction Location: 5C Farms Event Barn, 2920 E 125 N, Albion, IN 46701

Property Location: For Tracts 1-4, take State Road 8 east out of Albion Indiana. Continue east for 5 miles to North 500 E. Turn left & head north until you reach the first road, East 350 N. Turn left & continue west ¼ mile & the property is on both sides of the road.



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