

Northern NOBLE COUNTY LAND AUCTION



3 Miles from Wolcottville, IN
4 Miles from Rome City, IN

85[±] Acres

Offered in 7 Tracts
Ranging from 6[±] to 22[±] acres

- Great Potential Building Sites
- Mixture of Tillable & Wooded Tracts
- Active Wildlife

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WEDNESDAY, MAY 25 AT 6:00PM at Sylvan Cellars, Rome City, IN
Online Bidding Available

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Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

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AUCTION MANAGER
Robert Mishler • 260.336.9750

	Sun	Mon	Tue	WED	Thu	Fri	Sat
MAY	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				

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.

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LAND AUCTION

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INSPECTIONS
Meet a Schrader Representative at Tract 7.

Fri, May 6
4:00-6:00pm

Wed, May 11
2:30-5:00pm

WEDNESDAY, MAY 25 AT 6:00PM

AUCTION LOCATION: Sylvan Cellars
2725 E Northport Rd, Rome City, IN 46784

ONLINE BIDDING AVAILABLE

PROPERTY DIRECTIONS: From the intersection of SR 9 & CR 1150 N (South of Wolcottville & North of Rome City): Travel east on CR 1150 N for 2.5 miles, Tract 1 starts on the right.
Tract 7 Address : 5473 E Leighty Rd, Kendallville, IN 46755



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TRACT 1: 17± Acres – Mature timber and elevated setting, make for a great opportunity. Very active wildlife tract.

TRACT 2: 10± Acres – Mostly tillable tract with good access off of CR 1150 N. Great Potential for an estate building site.

TRACT 3: 10± Acres – Tillable tract with good road frontage on CR 1150 N. This tract has a level access point at the northeast corner.

TRACT 4: 10± Acres – Elevated tract with road frontage on Angling Rd.

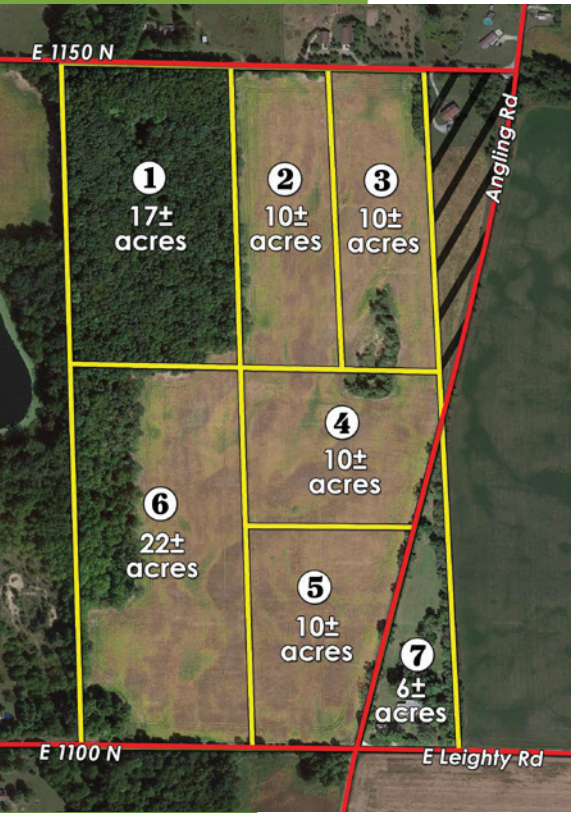
TRACT 5: 10± Acres – Nearly all tillable acres with frontage on both Angling Rd. and CR 1100 N. Awesome opportunity for a corner building lot.

TRACT 6: 22± Acres – Largest tract that boasts a mixture of tillable and hard wood trees. This tract offers a beautiful setting for a country home site, or potential mini farm.

Combine Tracts 2-6 for 53± acres of tillable farmland: Predominant soils - Fox Sandy Loam and Casco Sandy Clay Loam.

TRACT 7: 6± Acres – Located on the corner of Leighty and Angling Rd. This Tract offers a Two-Story family Residence and a pole building. Opportunity to make this tract your own!

OWNER: Mark Billing & Lisa R. Cummins



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 85± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 2% of the bid amount.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at

the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

CLOSING: The targeted closing date will be 30 days after the auction, depending on completion of survey.

POSSESSION: Possession is intended to be at closing, but subject to change pending an agreement with a past tenant. All announcements made the night of the sale shall take precedence.

REAL ESTATE TAXES: Buyer shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

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 has 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Survey costs will be shared 50:50 between the buyer and the seller.

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.

Call or text
AUCTION MGR:
Robert Mishler
260.336.9750

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SchraderAuction.com

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