

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in ONE (1) individual tract as a 5± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

BUYER'S PREMIUM: A Buyer's Premium equal to 2.5% of the high bid amount will be charged to the Buyer at the auction and paid to the Owner as part of gross purchase price.

DOWN PAYMENT: 10% down payment at close of the 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 Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide the Owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: The Seller shall pay the 2025 real estate taxes due in 2026, and the Buyer shall pay all subsequent real estate taxes to the extent attributed to the purchased tract thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch 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. The property is being sold on an "AS IS, WHERE IS" basis and no warranty. 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.

TRACT MAP AND ACREAGE: The tract map, tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

FSA INFORMATION: Tract #16196. Total cropland acres = 2.80 per FSA.

SURVEY: The Seller shall provide an existing survey, dated 11-9-12, from J.K. Walker & Associates, P.C., which shall be sufficient for providing title insurance.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and 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. The 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.

NEW INFORMATION, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information.

BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!



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

AUCTION MANAGER:
STEVE COIL
260-446-2037

Steven Craig Coil, RB22001310, AU12300065
Schrader Real Estate and Auction Company, Inc.,
AC63001504



800-451-2709
SchraderAuction.com

DECEMBER 2025						
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			

Farmette Rural auction 5± Acres

Offered as 1 Tract

Noble County, IN



Noble County, IN (Noble Township)

1373 WEST 200TH SOUTH, ALBION, IN 46701

5± Acres *Offered as 1 Tract*

CENTRAL NOBLE COMMUNITY SCHOOLS • HOUSE / GARAGE / BARN / SHED / FENCED PASTURELAND

Farmette Rural auction Wednesday, December 10th @ 6:00pm

2.5% Buyer's Premium
SCHRADER
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LIVE ONLINE BIDDING AVAILABLE

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Noble County, IN (Noble Township)



PROPERTY LOCATION: 1373 West 200 South, Albion, IN 46701

DIRECTIONS: SR 9 (between Albion & Merriam) to CR 200S, head west on CR 200S for 1.4 miles to property, which sits on the south side of CR 200S.

AUCTION LOCATION: ON SITE - 1373 West 200 South, Albion, IN 46701

5[±] Acres Offered as 1 Tract

Rural Farmette Auction

Wednesday, December 10th @ 6:00pm



PROPERTY DESCRIPTION:

AARON M. & SAMANTHA S. MCGINNIS are offering a fabulous opportunity to acquire an updated rural Farmette with pastureland in Central Noble Community Schools, Noble County, IN. This property consists of 5[±] acres with 2.80 cropland acres per FSA. This property is located a short distance from Albion, IN and has good road frontage on West 200 South. Whether you are a first-time home buyer, an individual looking to purchase a rural Farmette or an investor looking to buy an additional property, do not miss this one-time opportunity to bid on an updated rural Farmette in Noble County!

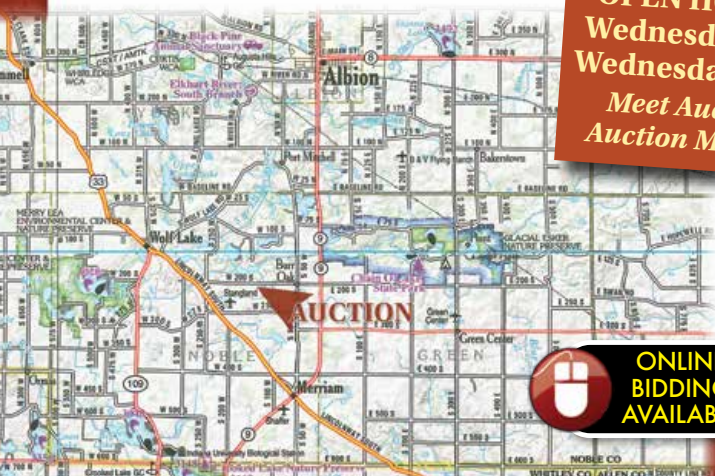
TRACT DESCRIPTION:

TRACT 1: House, Garage, Barn, Shed, Fenced Pastureland & 5[±] Acres! With good road frontage on West 200 South, this tract includes a charming and updated 1930's 1½ story house offering 1,484 sq. ft. of living space with 2 bedrooms and 1 full bath. This inviting home blends country character with modern updates, including gas forced heat, central air conditioning, private septic system and a private well. This property sits on 5[±] acres, perfect for farming or peaceful rural living and features a 28'x39' detached 2-car garage, a classic 1936 two story 36'x50'x16' bank barn, a 16'x24' shed, and fenced pastureland ready for livestock or recreation. The soil is mostly Boyer loamy sand. Annual property taxes (with homestead) are \$1,321.96. With its blend of history, modern updates, and rural setting, this farmette is a must-see, one-time opportunity!



OPEN HOUSE/INSPECTION DATES:
Wednesday, November 5th • 3PM-5PM
Wednesday, November 19th • 3PM-5PM
Meet Auction Manager on Site or Call
Auction Manager for a Private Showing.

SELLER:
AARON M. & SAMANTHA S.
MCGINNIS
AUCTION MANAGER:
STEVEN COIL,
260-446-2037 (CELL)



800-451-2709
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**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.

