

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in two (2) individual tracts and as a total of 19.57± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combination 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 PRICE: 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. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Seller to pay 2025 taxes due in 2026. Buyer(s) shall pay all subsequent real estate taxes due in 2027, which shall be "Prorated" to the

day of closing.

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(S) AND ACREAGE: All tract maps(s), 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.

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.

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!**

SCHRADER
Real Estate and Auction Company, Inc.

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

AUCTION MANAGER:
STEVEN COIL
260-446-2037

Steven Craig Coil, RB22001310, AU12300065
Schrader Real Estate and Auction Company, Inc.,
AC63001504, CO81291723



800-451-2709

SchraderAuction.com

19.57± Acres **CUSTOM-BUILT HOUSE**
AUCTION
Offered In 2 Tracts

Noble County, IN

APRIL 2026						
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		

CUSTOM-BUILT HOUSE
AUCTION

Central Noble Community Schools
House / Barn / Toy Shed / Pond / Land

19.57± Acres
Offered In 2 Tracts

Noble County, IN
(York Township)



Monday, April 6 @ 6:00pm

Auction held On Site at 1184 North 25 West, Albion, IN 46701

SCHRADER
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LIVE ONLINE BIDDING AVAILABLE

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House / Barn / Toy Shed / Pond / Land

19.57± Acres

Offered In 2 Tracts

Noble County, IN
(York Township)

Monday, April 6 @ 6:00pm

OPEN HOUSE/INSPECTION DATES:

Saturday, March 7th • 10AM-12PM | Wednesday, March 11th • 5PM-6PM

Saturday, March 21st • 10AM-12PM

Meet Auction Manager on Tract 1 for scheduled open house/inspection dates!

PROPERTY LOCATION: 1184 North 25 West, Albion, IN 46701.

AUCTION LOCATION: Held On Site - 1184 North 25 West, Albion, IN 46701.

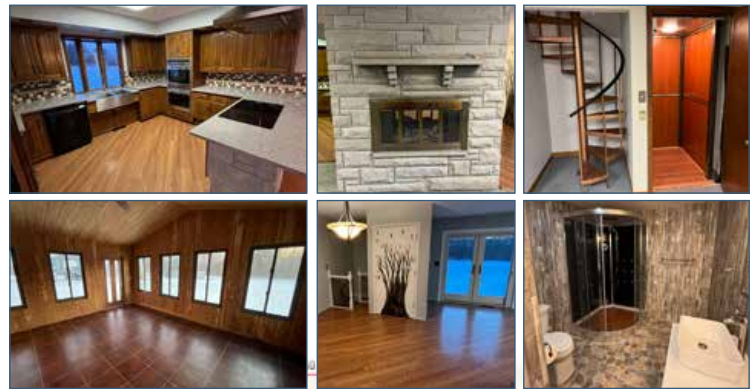
DIRECTIONS: From the Intersection of SR 9 & SR 8 in downtown Albion, Drive south on SR 9 for 1.5 miles to CR 150 North. Turn right to Property, which sits on the south side of CR 150 North & the east side of North 25 West after a left curve in the road.

PROPERTY DESCRIPTION: JONATHAN E. SMITH & JESSICA L. SMITH are offering an exceptional opportunity to acquire a custom-built & updated house, barn, toy shed, pond & up to 19.57± acres of land in Central Noble Community Schools, Albion, IN. This auction consists of two tracts (Lot #9; Replat of Deer Hills Subdivision as first tract & Lots #1 & #2; Replat of Deer Hills Subdivision, together as second tract) of land totaling 19.57± acres & is located a short distance from Albion, IN, with good road frontage on CR 150 North & North 25 West. *Whether you are a first-time house buyer, an individual looking for a house in the country or an investor looking to buy an additional property, do not miss this rare opportunity to bid on a custom-built & updated house in Noble County!*

TRACT DESCRIPTIONS:

TRACT 1 - (LOT #9; REPLAT OF DEER HILLS SUBDIVISION): House, Barn, Toy Shed, Pond & 4.76± Acres! This property is a rare offering, providing an exceptional 2,318± sq ft custom-built & updated house set on a large 2,030± sq ft unfinished walk-out basement, featuring structural trusses as floor joists. The house has 2 bedrooms & 3 full bathrooms, all thoughtfully designed for comfort, efficiency & long-term value. The house is prepped for a whole house generator & highlights include open-loop geothermal heating & air conditioning, new Andersen windows (2020), LP gas fireplaces on both levels, custom kitchen cabinetry, an elevator servicing up & down, a cedar-sided three-season room, a 400-amp electrical panel, dual hot water tanks, a 3-stage pump controller for excellent water pressure, a whole house security system, red & blue PEX water lines, a 1,000-gallon LP gas tank & a primary bathroom with a steam shower & copper tub. Exterior features highlight stone siding, asphalt shingles, an attached two-car finished garage with epoxy floor & a stunning 24-foot-deep stocked pond with aerators & a gazebo at the water's edge. Rounding out this rare offering is a detached 60'x64'x14' pole barn with its own septic system, prepped for water, two insulated 12'x10' overhead doors with openers, two overhead radiant LP heaters, air conditioning, 100-amp service, an additional 20' wide lean-to with an 8'x11' door & a charming toy shed ideal for recreation or storage. An incredibly well-equipped property with acreage options, this rare opportunity is all in one location! The soil is Glynwood silt loam, Chelsea fine sand & water. *Annual property taxes (with Homestead & Geothermal exemptions) for 2024 payable 2025 = \$2,520.32.*

TRACT 2 - (LOTS #1 & #2; REPLAT OF DEER HILLS SUBDIVISION, TOGETHER): 14.81± Acres! With good road frontage on CR 150 N, this tract has approximately 6.5± acres of wetlands for recreational enjoyment! The soil is mostly Houghton Muck with a mix of Morley silt loam & Pewamo silty clay loam. *Annual property taxes for 2024 payable 2025 = \$184.96.*



Seller: Jonathan E. Smith And Jessica L. Smith
Auction Manager: Steven Coil, 260-446-2037 (Cell)

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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.

