

Ag Exchange
We know farms. We sell farms.

27 E Liberty Lane • Danville, IL 61832

217-477-5700

www.AgExchange.com

Saturday, October 31st • 2:00 pm (EST)

Auction will be held on site:

27330 Early Rd., New Carlisle, IN 46552

PUBLIC AUCTION

±20 acres
Offered in 1 Tract

PRSR STD
U.S. Postage
PAID
Danville, IL
Permit No. 234

- Country Home
- +/- 8 Wooded Acres.
- +/- 11.93 Tillable Acres.



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Located in Warren TWP. Saint Joseph County, IN
27330 Early Rd., New Carlisle, IN 46552

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Saturday, October 31st, 2:00 pm (EST)

Auction Location: Auction will be held on site at 27330 Early Rd., New Carlisle, IN 46552.

Open House Events:
10:00 am - 2:00 pm (EST)
October 10th
October 17th
October 31st

- Home Features:**
- 27330 Early Rd., New Carlisle, IN 46552
 - +/- 2,350 sq. ft. built in 2009
 - 3 bedroom, 2 bathroom
 - 2 car attached garage
 - Well and septic
 - Forced air, gas furnace and central air conditioning
 - Slab foundation
 - South Bend Community School Corporation



Property Information:

Property Description:

- Country Home with +/-20 Acres.
- +/- 8 Wooded Acres
- +/- 11.93 Tillable Acres

27330 Early Rd. , New Carlisle, IN 46552

Warren TWP. Saint Joseph County, IN

Parcel ID #: 71-07-03-400-001.000-029

2019 payable 2020 real estate tax: \$5,773.55



Visit www.Ag-Exchange.com
for detailed information
or call Auctioneer Travis Selby, 217-304-1686

Auction Terms and Conditions

Procedure: Property will be offered in 1 individual tract. Each bid shall constitute an offer to purchase.

BIDDING IS NOT CONDITIONAL UPON FINANCING.

The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company.

Acceptance of Bid Prices/Contracts: The seller reserves the right to accept or reject any and all bids.

The successful bidder will sign a sale contract at the auction site immediately following the close of the bidding.

Down Payment: A 10% earnest money deposit of the total contract purchase price will be due immediately after being declared the buyer. The down payment may be paid in the form of a personal check, business check, or cashier's check. The balance of the contract purchase price is due at closing.

Closing: Anticipated Auction date is 2pm, October 31st. Closing Date shall be 31 days after auction day. December 1st.

Possession: Possession will be given at closing.

Title: Seller shall provide an Owner's Policy of Title Insurance in the amount of the purchase price and shall execute a Trustee's deed conveying to the buyer(s). Seller shall pay the premium for the Title Insurance Policy and the sellers' search charges. Commitments for Title Insurance will be available for review at the office of the auctioneer and at the auction site. Bidders shall be deemed to have reviewed and approved the Title Commitments by submitting bids.

Real Estate Taxes and Assessments: The 2020 real estate property tax shall be prorated between buyer and seller through the day of closing. The sellers' portion of the 2020 real estate property tax shall be a credit to buyer at closing.

Survey: Seller shall not provide a survey, and the sale shall not be subject to a survey. Tract acreage is approximate and has been determined by deeds, legal description, and aerial photographs.

Mineral Rights: The sale of the property shall include all mineral rights owned by the seller, if any.

Agency: Ag Exchange 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 sales contract.

ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "as is" basis, and no warranty or representation either expressed or implied, concerning the condition of the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning this property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the sellers or the auction company. All sketches and dimensions in this brochure are approximate. Photographs are used for illustrative purposes only. Conduct at the auction and increments of the bidding are at the discretion of the auctioneer. The sellers and the auction company reserve the right to preclude any person from bidding and to remove any person from the auction if there is any question as to the person's credentials, fitness, conduct, etc. All decisions of the auctioneer are final.

Seller: Megahn Kahn



Travis Selby, Designated Agent/Auctioneer
IN Lic# AU10700091
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27 E Liberty Lane • Danville, IL 61832 • 217-477-5700
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