

# SEALED BID AUCTION

Bids Due: WEDNESDAY, JANUARY 22 by 4:00PM EASTERN

Carroll County, IN

**37.35±**  
acres  
OFFERED IN 1 TRACT

Wooded Hillside Overlooking the  
Tippecanoe River with a House and  
Multiple Outbuildings for Livestock  
and/or Recreation.

Between Brookston and Delphi  
Along East Bank of Tippecanoe River

Contains 1/4 Mile of Easily  
Accessible River Frontage



**SCHRADER**  
Real Estate and Auction Company, Inc.

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*Auction Manager*

Dean Retherford • 765.427.1244

#RB14050397

JANUARY						
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	<b>22</b>	23	24	25
26	27	28	29	30	31	

All bids must be submitted by **4:00pm Eastern time on January 22, 2025**, to Dean Retherford at 1302 S 900 E, Lafayette, IN 47905. All bids should contain a check made out to Schrader Auction Escrow for 10% of said offer.

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**TRACT 1: 37.35± acres** of hillside pasture and woods with frontage on N 1225 W.

**Improvements:** Home constructed in 2017 with 1,548 sq. ft. of living area, 3 bedroom, 2 bath, open concept on a block foundation.

42' x 120' FBI livestock barn.

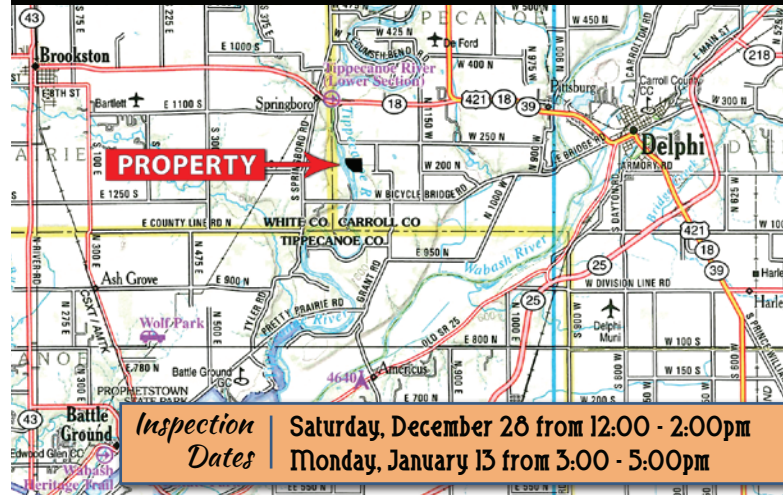
16' x 24' Garage/shop with a 32' x 16' lean-to attached. Also an FBI building.

(2) 30' x 40' Utility/livestock sheds constructed by FBI buildings for livestock.



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**PROPERTY LOCATION: 2254 N 1225 W, Battle Ground, IN 47920**



Inspection  
Dates

Saturday, December 28 from 12:00 - 2:00pm  
Monday, January 13 from 3:00 - 5:00pm

## TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered via a Sealed Bid Auction. Contact Auction Company for bidder packet.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as an earnest money deposit, with the balance due in cash at closing. The earnest money deposit 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.

**APPROVAL OF BID PRICES:** You may submit a bid by delivering a signed offer for the amount of your bid using the form of Agreement to Purchase included in the sealed bid packet. The auction bids are subject to the acceptance or rejection by the Seller.

**DEED:** Title will be conveyed by Warranty Deed, subject to the Permitted Exceptions in accordance with the Agreement to Purchase.

**EVIDENCE OF TITLE:** Title insurance will be furnished by Seller at Seller's expense. Preliminary title insurance report

will be included in the sealed bid packets. The title will be conveyed "AS-IS", subject to all matters of record.

**CLOSING:** Targeted closing date will be approximately 30 days after Seller's acceptance (subject to completion of the final title insurance commitment and Seller's closing documents).

**POSSESSION:** Possession of the property shall be at closing.

**REAL ESTATE TAXES:** Seller to pay 2024 due 2025 as credit at closing. All future taxes are responsibility of Buyer.

**ACREAGE:** Advertised acres are approximate and have been estimated based on current legal descriptions and assessor tax information.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and their representatives are exclusively the 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 Agreement to Purchase. 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. 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.

**NEW DATE, CORRECTIONS AND CHANGES:** Please check website routinely prior to the scheduled bid submission deadline to inspect any changes or additions to the property information.

Owner: Paula Goff Estate Farm

Auction Mgr: Dean Retherford • 765.427.1244

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