

Steuben County - Angola, IN

# Auction

Monday, April 27 • 6pm

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### AUCTION MANAGERS:

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# 127± acres

Offered in 14 Tracts or Combinations  
Plus 1 Equipment Tract



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- Single Elevated Scenic Potential Building Sites
- Combinations for Potential Group Packages
- Add on Land Tracts for Adjacent Owners
- The Complete Golf Course Package With Equipment!!  
(Mulligan's Restaurant & Pub is Not Part of This Sale!!)

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**Inspection Dates:** Thu, Apr. 9 • 4-6pm, Sat, Apr. 11 • 10am-1pm & Sun, Apr. 19 • 1-3pm

**TRACT 1 – 3.5± ACRES:** This tract features a strong combination of buildings & infrastructure, making it an excellent operational or redevelopment opportunity. Improvements include two structures: the Blue Building (36x96) & the Grey Barn (46x50 fully rebuilt in 2018). The fuel tanks will remain w/ the property. Access via a 20' ingress easement on the west edge of the parking lot from W 275 N.

**TRACT 2 – 15.5± ACRES (HOLES 9 & 18):** A highly versatile tract w/ access via an easement over both parking lots. Access & parking in the parking lots will be maintained for the restaurant area. This tract features a sewer lift station, multiple building sites, a scenic valley setting & the White Building (20x30, built in 1936). With road access & excellent topography, this tract is well-positioned for development or continued recreational use.

**TRACT 3 – 1± ACRE:** A compact, wooded potential building site. Sewer access available via Steuben Lakes Regional Waste. Access is via the cul-de-sac on W 275 N. Can be bought by an adjoining homeowner for an additional natural area.

**TRACT 4 – 23± ACRES (SWING TRACT – HOLES 1, 4 & 8):** A premier swing tract offering multiple elevated build sites w/ impressive views overlooking Lake James. This parcel provides a rare combination of open space, scenery, & development potential. This tract can only be bid on by adjoining land owners or combined w/ adjoining tracts to create larger optional uses. There is a variety of hardwoods & pines throughout this tract.



**TRACT 5 – 21± ACRES (HOLES 2, 3, 5, 6 & 7):** A rolling, scenic tract w/ road access off of W 200 N east of the condos. There are outstanding views of Lake James & the lower terrain. The topography supports several attractive build sites, making this a strong candidate for residential or recreational development. Angola City sewer has access off of W 200 N.

**TRACT 6 – 8± ACRES (HOLES 10 & 11):** This open, rolling tract offers road access & newer electric service through REMC. With no sewer currently available, the parcel is well suited for residential or recreational uses that benefit from its open layout & convenient location.

**TRACT 7 – 8± ACRES:** A companion tract to Tract 6, featuring road access, newer electric service, & open rolling terrain. With no sewer access, this parcel provides flexibility for a variety of uses in a quiet, open setting.

**TRACT 8 – 12.5± ACRES:** A unique tract highlighted by a pond & a 6" well equipped w/ a 125 gal/min. pump. The setting offers a peaceful natural backdrop & a potential build site, ideal for a private homesite or recreational retreat. There is access off N 110 W & N St Andrews Ct.

**TRACT 9 – 2.5± ACRES (HOLES 12 & 13):** A smaller tract w/ a gorgeous hilltop setting, road access, electric availability, & potential sewer access. This parcel offers a compact but attractive building opportunity w/ elevation & views.

**TRACT 10 – 1± ACRE:** A ready to build lot w/ both sewer & electric access in place. This tract is ideal for a homesite or small scale development project.

**TRACT 11 – 3.5± ACRES (HOLE 17):** A well located development tract w/ road, sewer, & electric access. This parcel offers strong potential for residential or mixed use development w/ convenient access to the course & surrounding amenities.



**TRACT 12 – 9.5± ACRES (SWING TRACT – HOLE 16):** A standout swing tract offering the tallest & most expansive view of the entire golf course. With potential sewer access & excellent topography, this parcel is well suited for a signature homesite or broader development vision. This tract can only be bid on by adjoining land owners, or combine it w/ tract 13 to create an even larger scenic lot.

**Combine Tracts 11 & 12 for a spectacular 13± acre signature home site or multiple home sites.**

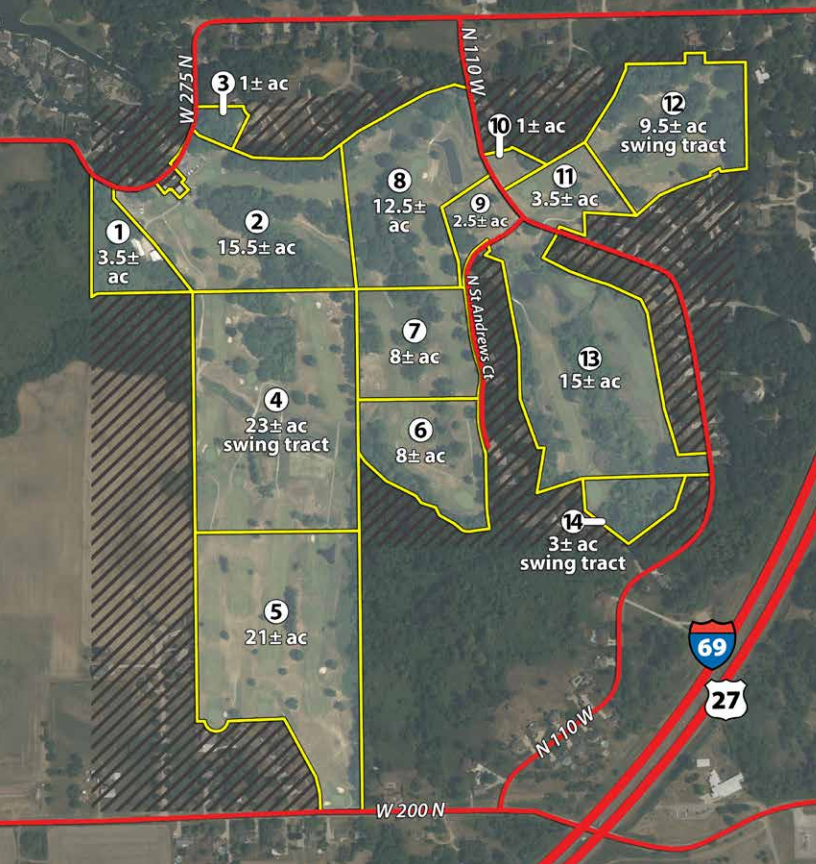
**TRACT 13 – 15± ACRES (HOLES 14 & 15):** Great chance to have your own 2 hole golf course. Lot includes the irrigation pump house with a 40 hp motor (This is another pump that pulls water from the pond). Power for irrigation by REMC is in pump house. Build your dream house on 14 tee & play unlimited golf on your private setting.

**TRACT 14 – 3± ACRES (SWING TRACT - HOLE 14):** A very desirable & private build site, if combined w/ Tract 13, or can be additional space for adjacent owners. The tract has electric access.

**TRACT 15 – EQUIPMENT LOT:** Full line of golf course-related equipment. This lot will feature, but not be limited to:

- (56) 2021 EZ-GO electric golf carts Elite w/ lithium batteries
- 2017 Massey Ferguson 60HP Tractor w/ loader
- Complete line of Toro mowers, groomers & Greenmasters
- John Deere sprayer & bunker machine
- Related equipment such as tools, tee markers, sprinkler heads & course flags & cups

**See the website for a complete list. This lot will be offered as a tract w/ a minimum bid & can be combined to keep the golf course operational or can be bid on separately.**



**Auction Location:** Steuben County Event Center, 100 Lane 101 B, Crooked Lake, Angola, IN 46703

**Property Location:** Lake James Golf Course, 1575 W 275 N, Angola, IN 46703



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You may bid online during the auction at [www.schraderauction.com](http://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.

**SELLERS:** Lake James Golf Course, LLC  
**AUCTION MANAGERS:** Jerry Ehle • 260.410.1996 & Mike Roy • 260.437.5428

The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, & all tracts as a whole (subject to "swing tract" limitations, if applicable). "Swing" Tract Limitations: Swing Tracts can only be bid on by an adjacent landowner or in combination with a tract or combination of tracts with road access.

**TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 15 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 127± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**BUYER'S PREMIUM:** A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations 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, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** 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 Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in May of 2027 & thereafter.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.  
**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 & successful bidder shall each

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pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**