

Whitley County, IN

106.32±
acres

Offered in 3 Tracts



Tracts 2 & 3

- Productive Tillable Farmland
- 103.49 Tillable Acres per FSA
- Development Potential

Auction held at: Saturn Christian Church
6731 E 800 S, Columbia City, IN 46725

Tract 1



2% Buyer's Premium

800-451-2709 • SchraderAuction.com

THURSDAY, SEPTEMBER 1st • 6 PM

**106.32±
acres AUCTION**

Offered in 3 Tracts

Whitley County, IN

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS
950 N. Liberty Dr.,
Columbia City, IN 46725

AUCTION MANAGERS:
LUKE SCHRADER,
260-229-7089
ARDEN SCHRADER,
260-229-2442

AC63001504, AU12100009, AU01050022
2% Buyer's Premium

SEPTEMBER 2022

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	



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Tract 1

Whitley County,
Indiana **LAND
AUCTION**

THURSDAY, SEPTEMBER 1st • 6 PM

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106.32± acres

Offered in 3 Tracts



Tract 1 - Looking East



THURSDAY, SEPTEMBER 1st • 6 PM

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AUCTION LOCATION: Saturn Christian Church, 6731 E 800 S, Columbia City, IN 46725
From the intersection of SR 9 and 800 S, head east on 800 S for 6 miles. The Saturn Christian Church will be on your left.

DIRECTIONS TO PROPERTY:

TRACT 1: At the intersection of SR 9 and 800 S, head east on 800 S for one mile to downtown Laud, then head South on CR 200 E. Continue for a ¼ mile then head east onto Taylor St. Continue for 900 ft and the property would be straight head.

TRACT 2 & 3: At the intersection of SR 9 and 800 S, head east on 800 S for 2.5 miles. The property will be on your left.

GENERAL PROPERTY DESCRIPTION: The Stetzel farm is an excellent opportunity to acquire nearly 100% tillable farmland in southwest Whitley County. The farms contain Pewamo, Blount Loam, and Glynwood Loam soil types. Tract 1 possesses excellent location for future development, while Tracts 2 & 3 have the potential for drainage improvements with a ditch running through the farm.

TRACT DESCRIPTIONS:

TRACT 1: 35.82± ACRES of nearly 100% tillable farmland located just outside of Laud. Contains a majority of Glynwood Loam and Pewamo Silty Clay Loam soils, and possesses a topography providing for excellent drainage.

TRACT 2: 41± ACRES that is almost all tillable. The land contains Glynwood, Pewamo Silty Clay Loam, and Blount Loam soils. Combine with Tract 3 to gain 67.58 cropland acres.

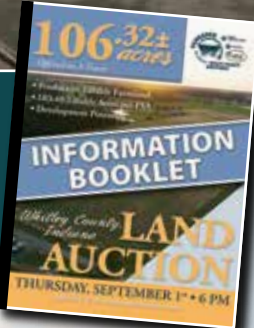
TRACT 3: 29.5± ACRES "SWING TRACT" must be purchased by an adjoining landowner or in combination with Tract 2. The property contains tile draining into the adjoining ditch which was recently cleaned. The property has shown signs of deer traffic and bedding in the grassland on the west side of the farm.



Tract 1 - Looking West

INSPECTION DATES:
Monday, August 15th • 4-6pm
Thursday, August 25th • 4-6pm

Contact Auction Managers for Detailed Information Booklet, with Additional Due-Diligence Materials on the Property.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 tracts, combinations, or as a whole 106.32± acre unit.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of 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 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.

CLOSING: The targeted closing date will be 30 days after the auction.

POSSESSION: Possession is subject to the later of the removal of the 2022 crop OR Nov 15th due to the current NRCS program.

COVER CROP: The successful bidder shall have the option to have the seller disc the cover crop once seeded on or after Nov 15th, leave the cover crop on, or disc/spray it themselves. Buyer shall notify the auction company prior to Nov 15th if they have the intent of requesting the seller to disc the cover crop.

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter.

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. Inspection dates has 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.

ACREAGE: All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller.

AGENCY: Schrader Real Estate & 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. 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.



Tract 2



Tract 3



Tracts 2 & 3 Ditch

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.

Seller: Adam and Jill Stetzel
Auction Managers: Luke Schrader, 260-229-7089
Arden Schrader, 260-229-2442

Whitley County, Indiana LAND AUCTION