



70.5± Acres AUCTION

Tippecanoe County, Indiana

Offered in 1 Tract



SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:
Dean Retherford • 765-427-1244
Dean Retherford, RB14050397
Schrader Real Estate and Auction Company, Inc.,
AC63001504

Follow us on:
Get our iOS App

| JULY 2025 | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|
| 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 | 31 | | |

800-451-2709
SchraderAuction.com

Land AUCTION

Auction held at the Wabash and Erie Canal Conference Center in Delphi, IN
Tippecanoe County, IN

- High % Tillable Cropland
- High Quality Soils
- Great Location

70.5± Acres

Offered in 1 Tract



800-451-2709 | SchraderAuction.com

Tuesday, July 29th • 6:30pm

Land AUCTION

Tippecanoe County, Indiana

70.5± Acres

Offered in 1 Tract

PROPERTY ADDRESS: 8318 E 500 N, Lafayette, IN 47905. From the Hoosier Heartland Hwy, (SR 25) to Tippecanoe CR 900E then South to CR 500N & go West ½ mile, the property is on the North Side of the road.

AUCTION LOCATION: Wabash and Erie Canal Conference Center, 1030 N Washington St., Delphi, IN 46923. From the Downtown Square in Delphi, go North from the East side of the Courthouse 1 mile, & the facility is on the Left-hand side of road.

INSPECTION DATE: Friday, July 18th • 12-2pm

PROPERTY DESCRIPTION:

1 TRACT: 70.5± TOTAL ACRES, with 69.91± Tillable. No buildings.

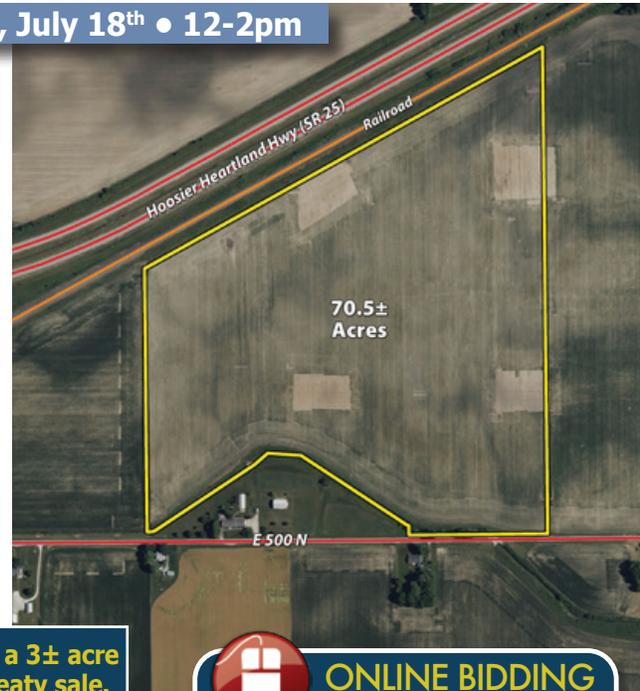
This is an excellent investment property opportunity, as it is a very high % tillable farm with excellent drainage, and very high-quality soils, primarily Fin-castle and Mahalassville. Overall Corn rating is 161.7.

- **EXCELLENT SOILS IN SUPERIOR LOCATION**
- **ALMOST ALL TILLABLE LAND**
- **GOOD DRAINAGE OUTLET ON-SITE**

House with outbuildings, as well as a 3± acre building lot available via private treaty sale.

SELLER: Sunnybrook Farm, LLC
AUCTION MANAGER: Dean Retherford,
765-427-1244

800-451-2709 | SchraderAuction.com



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.



Tuesday, July 29th • 6:30pm

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract as a total 70.5± acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete.

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 PRICES: Successful bidder 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.

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 shall be delivered at the completion of the 2025 harvest; subject to the following rights of tenants or others as per the existing lease, which shall be terminated prior to auction night.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in Fall 2025 with \$2,760.36/year as of 2024 and thereafter. Ditch assessment is \$71.14 annually.

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 date 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 tract acreages, dimensions, and proposed boundaries are approximate and 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 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.

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 im-

plied, 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.