

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 98± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**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, and 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 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 at closing subject to tenants right to 2025 crop. The seller shall have 90 days after closing to re-

move a pickup truck and farm machinery from the woods.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 and 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 have 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. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its rep-

resentatives 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.**

**STOCK PHOTOGRAPHY:** Deer Photos are for illustrative purposes only and are not of the auction property.

# LAND AUCTION

GRANT COUNTY, IN

# 98± Acres

in 5 Tracts

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

**CORPORATE OFFICE:**

950 N Liberty Dr.  
Columbia City, IN 46725

**AUCTION MANAGER:**

**AL PFISTER**

**260-760-8922 (cell)**

**260-824-5850 (office)**

Albert L. Pfister, AU09200264 | Schrader Real Estate and Auction Company, Inc., AC63001504



**800-451-2709**

**SchraderAuction.com**



OCTOBER 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
	6	7	8	9	10	11
5	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

# LAND AUCTION

GRANT COUNTY, IN

# 98± Acres

in 5 Tracts

- Productive Tillable Land
- Woods & Recreation Land
- Potential Building Sites

*Wednesday, October 29 • 6pm*

TRACTS 3-5



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# LAND AUCTION 98± Acres in 5 Tracts

GRANT COUNTY, IN

*Wednesday, October 29 • 6pm*

**AUCTION LOCATION:** Upland Community Center, 405 W. Washington St., Upland, IN 46989.

**PROPERTY LOCATION:** From the intersection of I-69 & State Road 18, travel east on State Road 18 one-half mile to CR 700E, then north 1 mile to property.

## TRACT DESCRIPTIONS:

**TRACT #1: 40± ACRES**, mostly tillable with frontage on CR 100N and CR 700E. Soils are mainly Pewamo, Glenwood and Bono soils.

**TRACT #2: 3± WOODED ACRES** with frontage on CR 100N and CR 700E.

**TRACT #3: 33± ACRES**, mostly tillable with frontage on CR 100N. Soil is mainly Glynwood.

**TRACT #4: 13± ACRES**, mostly tillable. Soils are mainly Pewamo and Bono.

**NOTE:** Purchaser will need to put a culvert over the ditch to access north field.

**TRACT #5: 9± ACRES** of woods. Access is with an easement access along east edge of Tract 3.



TRACTS 3-5



**INSPECTION DATE:**  
Saturday, October 11<sup>th</sup>  
10am-12 Noon

**SELLERS:** Mark A. & Tricia E. Speiser (Tr 1-2) and Thomas N. Sanford (Tr 3-5)

**AUCTION MANAGER:** Al Pfister, 260-760-8922 (cell)



TRACTS 3-5



TRACT 3



TRACT 4



TRACT 4

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## ONLINE BIDDING AVAILABLE

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.