

Real Estate AUCTION 240<sup>±</sup> acres OFFERED IN 6 TRACTS

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

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

**AUCTION MANAGER:**  
**Jim Hayworth • 765-427-1913**  
**Matt Wiseman • 219-689-4373**  
James D. Hayworth, AU08700434  
Matthew Wiseman, AU11100128  
Schrader Real Estate and Auction Company, Inc.,  
AC63001504



NOVEMBER 2025						
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30						

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Real Estate AUCTION 240<sup>±</sup> acres OFFERED IN 6 TRACTS

JASPER COUNTY, INDIANA



- › TILLABLE FARMLAND
- › SOME EXCELLENT QUALITY SOILS
- › 2-STORY COUNTRY HOME ON 11.5± ACRES
- › EXCELLENT HUNTING GROUND
- › POSSIBLE BUILDING SITES

**TUESDAY, NOVEMBER 18<sup>TH</sup> • 5:00PM CENTRAL**

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240<sup>±</sup> acres

OFFERED IN 6 TRACTS

JASPER COUNTY, INDIANA

Real Estate AUCTION

7± miles Southeast of Rensselaer • 8± miles Northeast of Remington



TRACTS 1-3



TRACTS 4-6



TRACT 4



TRACTS 1-6



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**TUESDAY, NOVEMBER 18<sup>TH</sup> • 5:00PM CENTRAL**

Auction held at Jasper County Fairgrounds - Rensselaer, IN



# Real Estate AUCTION 240<sup>±</sup> acres

JASPER COUNTY, INDIANA OFFERED IN 6 TRACTS

**TUESDAY, NOVEMBER 18<sup>TH</sup> • 5:00 PM CENTRAL**

7<sup>±</sup> miles Southeast of Rensselaer • 8<sup>±</sup> miles Northeast of Remington

**AUCTION LOCATION:** Jasper County Fairgrounds, 2671 W. Clark St., Rensselaer, IN 47978. From the west side of Rensselaer, take SR 114 (W. Clark St.) approximately 1 mile west to the Jasper County Fairgrounds on the south side of the road.

**PROPERTY LOCATION:** At the intersection of US 231 & SR 16 south of Rensselaer, go 3 miles east on SR 16 to CR 280 W, then take CR 280 W 1 mile south. Tracts 1-3 are on the east side of CR 280 W, continue south and Tracts 4-6 are on the west side of CR 280 W.

## TRACT DESCRIPTIONS:

**TRACT 1: 60<sup>±</sup> ACRES;** Highly productive Iroquois fine sandy loam and Gilford fine sandy loam soils. 58.12 cropland acres per FSA and frontage on CR 280 W.

**TRACT 2: 69.5<sup>±</sup> ACRES;** Productive farmland with 68.94 cropland acres per FSA. Frontage on CR 280 W.

**TRACT 3: 30.5<sup>±</sup> ACRES;** A beautiful, wooded tract with excellent deer hunting opportunities. Also consider as a possible building site. This tract offers a gorgeous setting starting with the tree canopy over CR 280 W as you drive past this tract. Also investigate for timber value.

**TRACT 4: 11.5<sup>±</sup> ACRES;** A grand 2-story country home in a beautiful hill setting with mature trees on the lot. This 1800 SF home has a kitchen, dining room, large living room and bathroom on the main level. There are 4 bedrooms upstairs and a half bath. This home does need updates, however, don't overlook the potential of this setting and character such as the glass etchings in two of the front windows. This tract also has a 40' X 80' pole barn and small old grain bin. A small area presently being farmed (1.26 cropland acres per FSA) offers lots of possibilities for garden, pasture or an expansive yard. 11400 S. 280 W., Remington, IN 47977.

**TRACT 5: 27.5<sup>±</sup> ACRES;** Productive farmland with 27.23 cropland acres per FSA. Frontage on CR 280 W. Consider bidding in combination with Tract 4 for a 39<sup>±</sup> acre estate. *This tract is not buildable on its own given the limited frontage. Contact Jasper County Planning and Development for what might be required to build.*

**TRACT 6: 41<sup>±</sup> ACRES;** Productive farmland with 39.48 cropland acres per FSA. Frontage on CR 280 W.

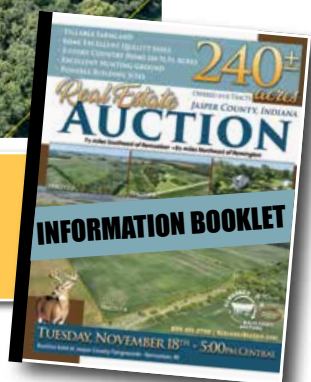
## 2024 Real Estate Taxes Payable 2025:

Tract 1-3 (1 Tax #): \$2,102.80      Tract 4-6 (1 Tax #): \$1,569.54  
Drainage assessments: \$340.58      Drainage assessments: \$201.90



TRACTS 1-3

Contact auction managers for Information Booklet including FSA, building information and other due diligence materials.



TRACT 1



TRACT 2



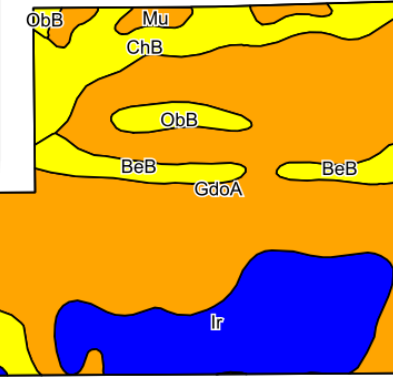
TRACTS 4-6



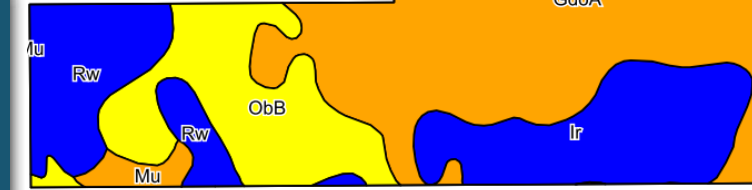
Code	Soils	% of Field	Corn	Soybeans	Wheat
GdoA	Gilford fine sandy loam, 0-1% slopes	44.4	151	52	49
ObB	Oakville sand, 1-3% slopes	16.2	81	29	37
Ir	Iroquois fine sandy loam	14.0	170	47	68
Rw	Rensselaer, till substratum-Wolcott complex	10.8	175	49	70
ChB	Chelsea sand, 2-6% slopes	7.6	81	29	37
BeB	Brems loamy sand, 1-3% slopes	3.7	91	32	41
Mu	Morocco loamy sand, 0-2% slopes	3.3	102	36	3
Weighted Average			135.8	44.2	49.3



TRACT 4



**INSPECTION DATES:**  
Tuesday, October 21 • 2-4 PM Central  
Saturday, November 1 • 9-11 AM Central  
Tuesday, November 11 • 2-4 PM Central  
Meet a Schrader Representative at Tract 4 - 11400 S. 280 W., Remington, IN 47977



TRACT 3



**OWNER:** Merle Dean Putt Revocable Living Trust dated March 6, 2024

**AUCTION MANAGERS:** Jim Hayworth 888-808-8680 (o) or 765-427-1913 (c) • Matt Wiseman 219-689-4373 (c)

**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.

**800.451.2709 | SchraderAuction.com**

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts and as a total 240<sup>±</sup> 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.  
**DEED:** Seller shall provide a Trustee's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.  
**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.  
**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).  
**POSSESSION:** Possession will be delivered at closing subject to tenant rights to the 2025 crop.  
**REAL ESTATE TAXES:** Seller shall pay the 2024 real estate taxes due and payable in 2025 as well as the 2025 real estate taxes due and payable in 2026. Buyer shall assume any taxes thereafter. Seller to pay any ditch and drainage assessments due in 2025. Buyer shall assume any ditch and drainage assessments due in 2026 and thereafter.  
**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.  
**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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres, except for auction tract 4 or any combination that includes tract 4.  
**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.  
**EASEMENTS:** Subject to any and all existing easements.  
**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.**  
**STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

