

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 80± 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.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 5% 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 and Trustee's Deed.

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

POSSESSION: At closing, subject to tenants' rights and Sellers have until 12-31-25 to remove the irrigation pivots.

REAL ESTATE TAXES: Sellers paying the 2025 real estate taxes payable in 2026. Real estate taxes will be the responsibility of the Buyer(s) 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 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.**

80± AUCTION

Farmland

LaGrange Co, IN

ACRES Offered in 4 Tracts or any Combination

NOVEMBER 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

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:

Robert Mishler • 260-336-9750

Robert E. Mishler, RB14050329, AU08701553

Schrader Real Estate and Auction Company, Inc.,

AC63001504



800-451-2709

SchraderAuction.com

80± AUCTION

Farmland

LaGrange Co, IN

ACRES Offered in 4 Tracts or any Combination

Tillable • Woods • Small Pond
Irrigation Well • Potential Building Sites

Thursday,
NOVEMBER 6 @ 6PM

3% Buyer's Premium

800-451-2709
SchraderAuction.com



Thursday, **NOVEMBER 6 @ 6PM**

80± AUCTION

Farmland

LaGrange Co, IN
Bloomfield Twp.

ACRES

Offered in 4 Tracts
or any Combination

INSPECTION DATES/TIMES:

Saturday, Oct 25 • 8-10:30am

Tuesday, Oct 28 • 4-6pm

Meet at Tract 3

Property Located 2 miles North of LaGrange, IN on SR 9
to CR 200 N then east 1/2 mile.

AUCTION LOCATION: LaGrange County 4-H Fair
Grounds Community Building, 1030 E 075 N, LaGrange,
IN 46761.

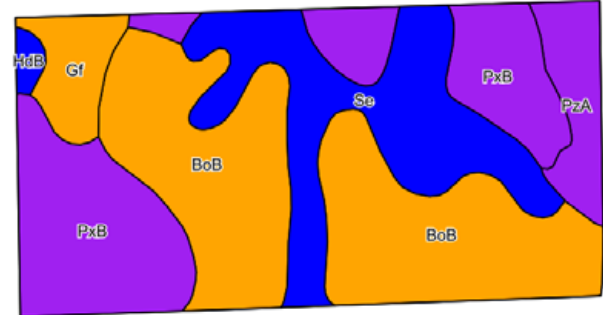
TRACT DESCRIPTIONS:

TRACT 1: 20± ACRES all tillable will make a great building
site with frontage on 100 E and 200 N.

TRACT 2: 20± ACRES tillable with small farm pond this
would make a nice building site with frontage on 200 N. (This tract also has the
8" irrigation well, the irrigation pivots are owned by the renter and will be removed
if needed)

TRACT 3: 20± ACRES all tillable will make a great building site with frontage
on 200 N.

TRACT 4: 20± ACRES tillable with approx 6 acres of woods in the NW corner of
this tract and a portion of the old railroad track. Will make a great building site
with frontage on 200 N.



SELLERS: Gordon Olds Revocable Living Trust, Susan A. Harter
Revocable Living Trust and Deborah Neydon

AUCTION MANAGER: Robert Mishler, 260-336-9750

Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
BoB	Boyer loamy sand, 2-6% slopes	31.76	39.7	95	33	48
PxB	Plainfield sand, 2-6% slopes	21.55	26.9	73	25	29
Se	Sebewa loam, drained, 0-1% slopes	17.22	21.5	133	37	65
PzA	Plainfield loamy sand, 0-2% slopes	4.77	6.0	77	27	34
Gf	Gilford sandy loam, 0-2% slopes	3.96	5.0	147	41	59
HdB	Hillsdale sandy loam, 2-6% slopes	0.71	0.9	115	40	58
Weighted Average				98.9	31.8	46.3



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 bid-
ding information, call Schrader Auction Co. - 800-451-2709.

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