

LAND AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
AL PFISTER,
260-760-8922

AC63001504, AU09200264

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APRIL 2024						
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				

101[±]
acres

Offered in 5 Tracts or Any Combination

With Home
■ **Huntington Co., Indiana**

LAND AUCTION

With Home

101[±]
acres

Offered in 5 Tracts
or Any Combination

- **Huntington Co., Union Twp., Indiana**
- **Productive Farmland in Great Location**
- **Buyer will have 2024 Farming Rights**
- **Country Home**

LAND AUCTION

With Home

101[±]
acres

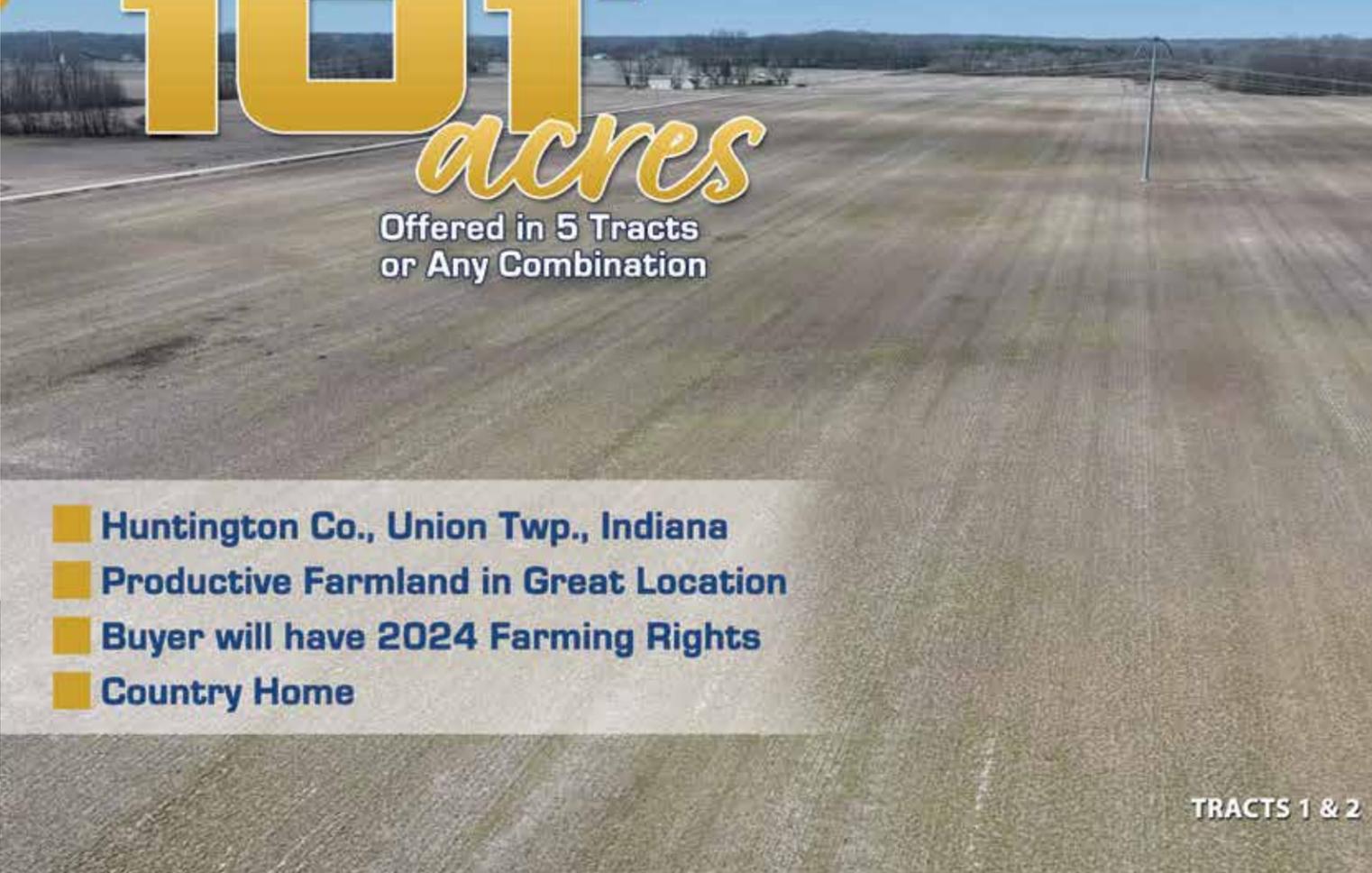
Offered in 5 Tracts
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- **Huntington Co., Union Twp., Indiana**
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TRACTS 3 & 4

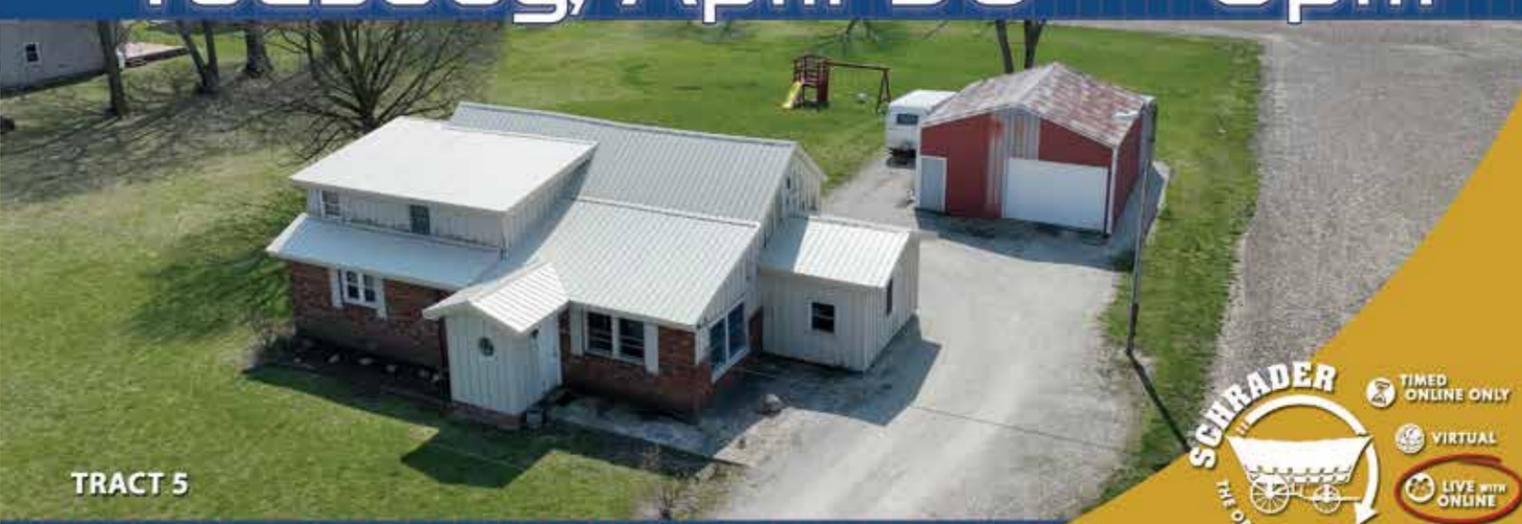
Tuesday, April 30th • 6pm

800-451-2709 | www.SchraderAuction.com



TRACTS 1 & 2

Tuesday, April 30th • 6pm



TRACT 5

800-451-2709 | www.SchraderAuction.com



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With Home

101± acres

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Tuesday, April 30th • 6pm

AUCTION LOCATION: Huntington University, Habecker Dining Commons, 502 Lake St., Huntington, IN 46750

PROPERTY DIRECTIONS: From Huntington, IN, travel southeast on US 224 5 miles to CR 100N, then east 1 mile to property.

TRACT DESCRIPTIONS:

TRACT #1: 38± ACRES, mostly tillable with frontage on CR 100N. Soils are primarily Pewamo and Blount.

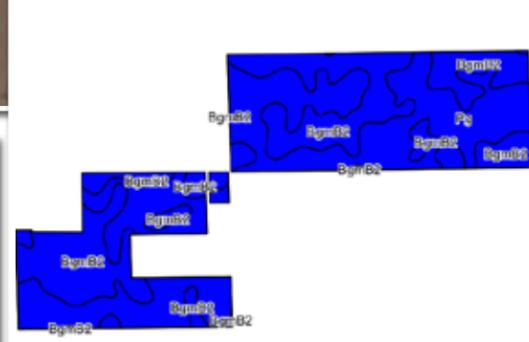
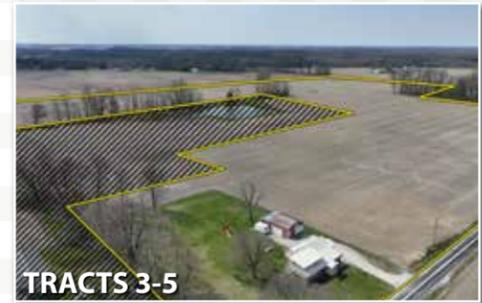
TRACT #2: 22± ACRES, mostly tillable with frontage on CR 100N.

TRACT #3: 32± ACRES, mostly tillable with frontage on CR 100N. Soils are primarily Pewamo and Blount.

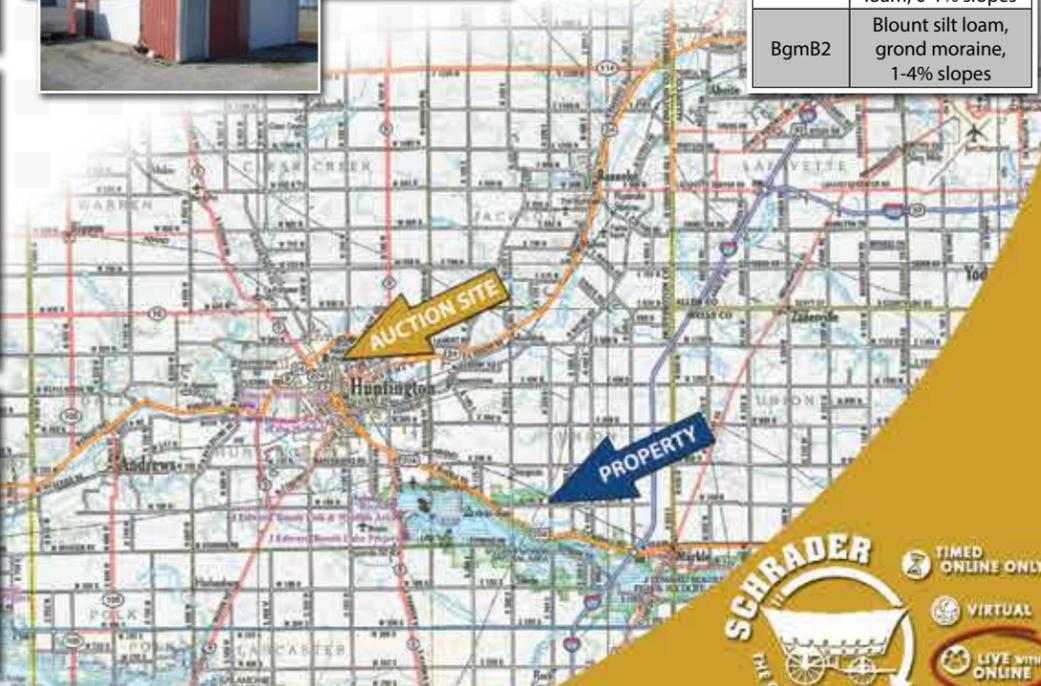
TRACT #4: 8± ACRES, mostly tillable with frontage on CR 100N. Soils are mainly Pewamo and Blount.

TRACT #5: FARM HOME ON 1± ACRES. 2,244 square feet with 2 bedrooms, 1.5 bath and a 912 square foot barn.

INSPECTION DATE:
 Thursday, April 11th
 4-6pm
 Saturday, April 20th
 10am-12pm
 Meet a Schrader Representative at Tract 5



Soils Map Key	
Pg	Pewamo silty clay loam, 0-1% slopes
BgmB2	Blount silt loam, grond moraine, 1-4% slopes



TRACTS 1 & 2

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:
 John Halsey Estate
AUCTION MANAGER:
 Al Pfister, 260-760-8922

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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 101± 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.
DEED: Seller shall provide Executor Deed(s).
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at Closing.
REAL ESTATE TAXES: Real estate taxes will be the prorated at the Closing and 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 surveys and 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.