



P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 or 1-800-451-2709

Auction Manager:

Arden Schrader: 1-800-451-2709

email: auctions@schraderauction.com

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WHITLEY COUNTY, IN

144^{.26±} acres
offered in 4 tracts
Land Auction

NO BIDDING
Land

WHITLEY COUNTY, IN



144^{.26±} acres
offered in 4 tracts

- Productive, Tillable Land
- Recreational Land
- Great Location

Wednesday, August 26 • 6:00 PM

held at Eagles Nest Event Center, Columbia City, IN

ONLINE BIDDING
AVAILABLE



WHITLEY COUNTY, IN
Land Auction

144^{.26±} acres
offered in 4 tracts

- Productive, Tillable Land
- Recreational Land
- Great Location

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AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.

Wednesday, August 26 • 6:00 PM



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AUCTION LOCATION: Eagles Nest Event Center just northeast of U.S. 30 on SR 205.

PROPERTY LOCATION: 1½ miles west of SR 109 on U.S. 30 at Columbia City, IN continue west on U.S. 30 ¼ mile to Wolf Rd then south to Old U.S. 30 / Business 30 then back east ¼ mile to Tracts #1, 3, 4.

TRACT DESCRIPTIONS:

TRACT #1: 45± ACRES mostly all tillable land with frontage on Old U.S. 30.

TRACT #2: 34± ACRES mostly all tillable productive land with frontage on U.S. 30. Consider combining Tracts 1 & 2 for 79± acres of tillable land.

TRACT #3: 41± ACRES of recreational ground with a combination of wooded and open land with 50' owned access fronting on Old U.S. 30. The east boundary of this tract is adjacent to the City Limits of Columbia City.

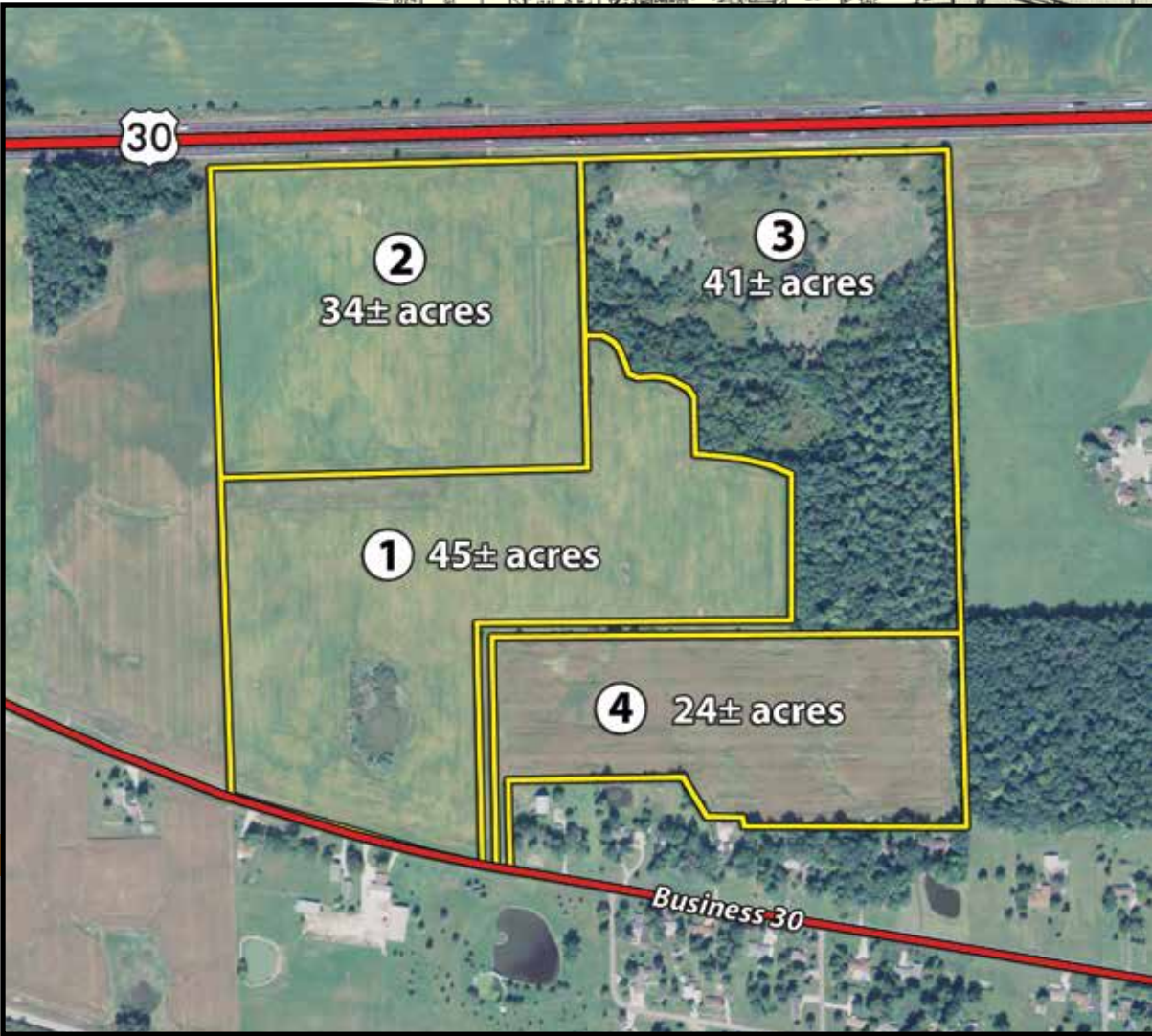
TRACT #4: 24± ACRES of mostly all tillable productive land with 50' of frontage on Old U.S. 30. The east boundary of this tract is adjacent to the City Limits of Columbia City.

Owners: Jana Reeg, Melvin Reeg and Brenda Robison
Auction Manager: Arden Schrader
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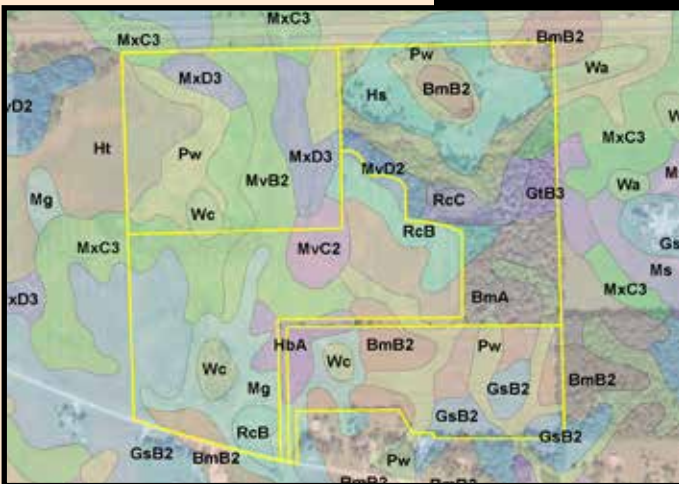
AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 144.26± 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 balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession is at closing subject to the harvest of the 2015 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2016 taxes due in 2017 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 representatives are exclusive agents of the Seller.
STOCK PHOTOGRAPHY: Wildlife and crop photos are for illustrative purposes only and were not taken on the property.
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.



SOIL MAP	
Soil	Name
Pw	Pewamo silty clay loam
BmA	Blount silt loam, 0-2% slopes
MvB2	Morley loam, 3-6% slopes, eroded
GsB2	Glynwood loam, 2-6% slopes, eroded
BmB2	Blount silt loam, 1-4% slopes, eroded
Hs	Houghton muck, undrained
MxC3	Morley clay loam, 5-12% slopes, severely eroded
Mg	Merrill loam
RcB	Rawson sandy loam, 2-6% slopes
MxD3	Morley clay loam, 12-20% slopes, severely eroded
Ht	Houghton muck, drained
HbA	Haskins loam, 0-3% slopes
MvC2	Morley loam, 6-12 slopes, eroded
Wc	Walkill Varient silty clay loam





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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

