

- Excellent Location
- Mostly Tillable
- Potential Building Sites

offered in 3 tracts

139
ACRES

Auction site: Knights of Columbus - Marian Council #3840, Cedar Lake, IN

TUESDAY, DECEMBER 8 • 5:30 PM CENTRAL

ONLINE BIDDING
AVAILABLE



LAND AUCTION

CEDAR LAKE, IN • LAKE COUNTY

800-451-2709

www.schraderauction.com



DECEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			8	9	10	11
				16	17	18
				22	23	24
				29	30	31
27	28	29	30	31		
20	21	22	23	24	25	26
13	14	15	16	17	18	19
6	7	8	9	10	11	12

#AC63001504 #AU11100128

Matt Wiseman • 219-689-4373 • 866-419-7223

AUCTION MANAGER:

Columbia City, IN 46725

950 N. Liberty Dr.,

SCHRADER
Real Estate and Auction Company, Inc.

CEDAR LAKE, IN • LAKE COUNTY

139
ACRES

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AUCTION TERMS & CONDITIONS: The property will be offered in 3 individual tracts; any combination of tracts, and is a total 139± 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 or public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment to 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 by Seller at closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. 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 is at closing subject to the rights of the tenant for the 2015 crop.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and payable in 2016. Buyer shall assume any taxes thereafter. Seller shall pay the 2015 clean water act fee due in 2016. Buyer shall pay all other assessments, if any that are last payable without a penalty after the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on preliminary survey work 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. Seller will have a new survey completed for the property (without tract divisions) prior to the auction. Seller and successful bidder shall each pay half (50:50) of the cost of that survey. One third of that survey cost shall be allocated to each tract. If an additional survey is required, such survey cost shall be allocated to each tract. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres. Combination purchases will receive a partner survey only.

PLANNING APPROVAL: The sale of all tracts is subject to any governmental planning approval or other necessary governmental approval. Any construction on the property may require governmental approval.

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 started 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 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.

- Potential Building Sites
- Excellent Location
- Mostly Tillable

LAND AUCTION

CEDAR LAKE, IN • LAKE COUNTY

139[±]
ACRES
offered in 3 tracts

TUESDAY, DECEMBER 8 • 5:30 PM CENTRAL

AUCTION SITE: Knights of Columbus – Marian Council #3840, 13039 Wicker Ave. Cedar Lake, IN 46303. From the west side of Cedar Lake at the intersection of Wicker Ave. (U.S. 41) and W. 133rd Ave., travel north on Wicker Ave. (U.S. 41) approximately ¼ mile to auction site on the east side of the road. (Northeast corner of Wicker Ave. and W. 131st Ave.)



NOTE: This property offers a good location, being located 4 ± miles from U.S. 41 in Indiana and 6 ± miles from IL Route 1. Also consider the possible future development potential of this property.



Inspection Dates: Thursday, November 12 2-4 PM Central
Saturday, November 21 9-11 AM Central
Meet a Schrader representative along W. 145th Ave. on the south side of Tract 1.

PROPERTY LOCATION: From the west side of Cedar Lake at the intersection of Wicker Ave. (U.S. 41) and W. 133rd Ave., go west 2 miles on W. 133rd Ave. (turns into W. 135th Ave.) to Calumet Ave. Turn south (left) onto Calumet Ave. and go approximately 1 ¼ miles. Then follow the curve to the west (right) onto 145th Ave. Go approximately .9 mile on 145th Ave. to the property on the north side of the road. (Property at northeast corner of State Line Road and W. 145th Ave.) Or from Beecher, IL at the intersection of Dixie Highway (IL Rte. 1) and Indiana Ave., go east on Indiana Ave. approximately 4.8 miles to State Line Road. Turn north (left) onto State Line Road and go approximately 1 mile to the property on the east side of the road.

TRACT DESCRIPTIONS:

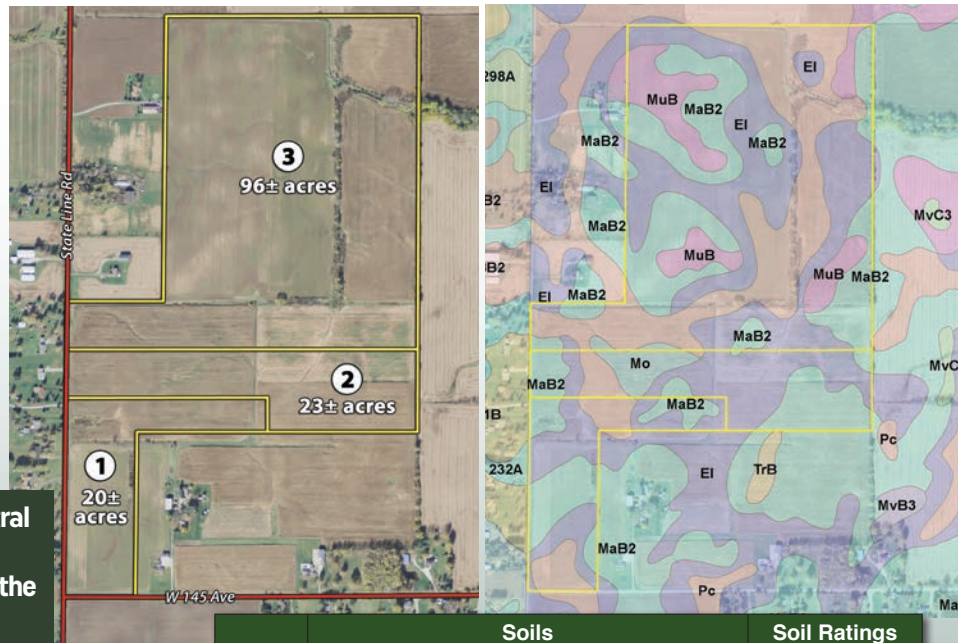
TRACT 1: 20 ± acres with road frontage on W. 145th Avenue and State Line Road. Investigate the possibility of building on this mostly tillable tract with excellent road frontage.

TRACT 2: 23 ± acres of nearly all tillable land. Approximately 330' of frontage on State Line Road. Consider the income potential of this tract along with its building site potential.

TRACT 3: 96 ± acres of mostly tillable land with approximately 330' of frontage on State Line Road.

- Zoning - A1 - Agriculture • Part of Sections 25 and 36, T34N, R10W • Real Estate Taxes: Tax ID #s need split
- There is a culvert crossing over the ditch on Tract 3 to reach the northeast field. Please do your own inspection of the crossing.

• 4 ± miles west of Cedar Lake, IN • 6 ± miles northeast of Beecher, IL • 45 ± miles south of Chicago, IL



Symbol	Soils Name	Soil Ratings	
		corn	soybean
EI	Elliott silt loam, 0 to 2 percent slopes	147	48
MaB2	Markham silt loam, 2 to 6 percent slopes, eroded	122	41
Pc	Pewamo silty clay loam	160	44
MuB	Morley silt loam, 2 to 6 percent slopes	122	43
Mo	Milford silt loam, overwash	160	44
TrB	Tracy loam, silty clay loam substratum, 2 to 6 percent slopes	111	39
Weighted Average		140.7	44.4

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 Company - 800-451-2709 or kevin@schraderauction.com.

OWNER: Bultema Family Land Trust dated June 1, 2004, Allen Bultema and Grace Vander Molen, Trustees

AUCTION MANAGER: Matt Wiseman • 219-689-4373 • 866-419-7223

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