

ONLINE BIDDING
AVAILABLE



Thursday, February 25 • 6PM est

Productive Tillable Land • Mostly
Tillable • Hunting & Recreational
Opportunities
Potential Building Sites

95+ ACRES
offered in 2 Tracts

Warren County, IN

16± miles W of Lafayette, IN
11± miles SE of Pine Village, IN
13± miles NE of Williamsport, IN

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FEBRUARY 2016						
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					

AUCTION MANAGERS:
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SCHRADER Real Estate and Auction Company, Inc.

Warren County, IN

95+ ACRES
offered in 2 Tracts

AUCTION TERMS & CONDITIONS:
The property will be offered in 2 individual tracts and as a total 95± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts 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 Warranty 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, 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).
REAL ESTATE TAXES: Seller shall pay 2015 real estate taxes due and payable in 2016. Buyer shall assume any taxes due and payable thereafter. Buyer shall assume any drainage assessments due after closing.
ACRAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data and 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 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 inquiries, and due diligence concerning the property, including independent inspections, investigations, or her own independent inspection, is responsible for conducting his or her own independent inspection, 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 the Auctioneer. Conduct of the auction and 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: Some photos are for illustrative purposes only and are not of the auction property.

Warren County, IN

95[±]
ACRES
offered in 2 Tracts

LAND AUCTION

Thursday, February 25 • 6PM est



16± miles west of Lafayette, IN
11± miles southeast of Pine Village, IN
13± miles northeast of Williamsport, IN

PROPERTY LOCATION: In Pine Village from the intersection of SR 55 and SR 26 travel east on SR 26 approximately 5 ¼ miles to CR 875 E. Turn south (right) onto CR 875 E and go 1.1 miles, then follow the curve to the east (left) onto CR 800 N. Travel ¼ mile on CR 800 N, then follow the curve to the south (right) onto CR 900 E. Travel south on CR 900 E approximately 3 ½ miles to CR 450 N. Turn east (left) onto CR 450 N and go 1 mile to the property on the south side of the road.

AUCTION SITE: Warren County Learning Center 26 E. Second Street Williamsport, IN 47993. (Building adjoins the Williamsport – Washington Township Public Library). Downtown Williamsport across the street from the Courthouse.

TRACT 1: 9± ACRES; A great mix of tillable and wooded land. Look at the income potential from the tillable land along with the hunting and recreational opportunities on the wooded land. Also, investigate the possibility of building on this rolling tract. This parcel has frontage on County Road 450 N.

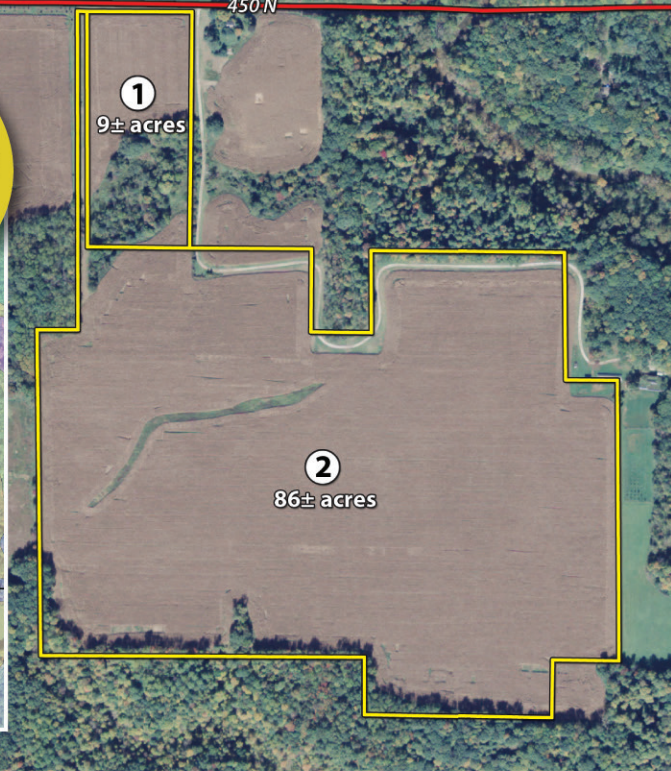
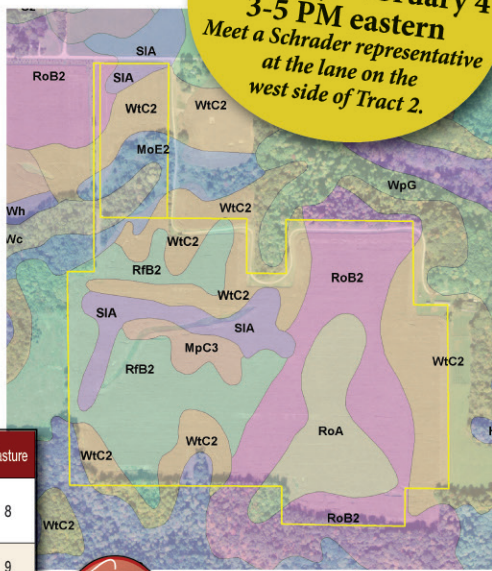
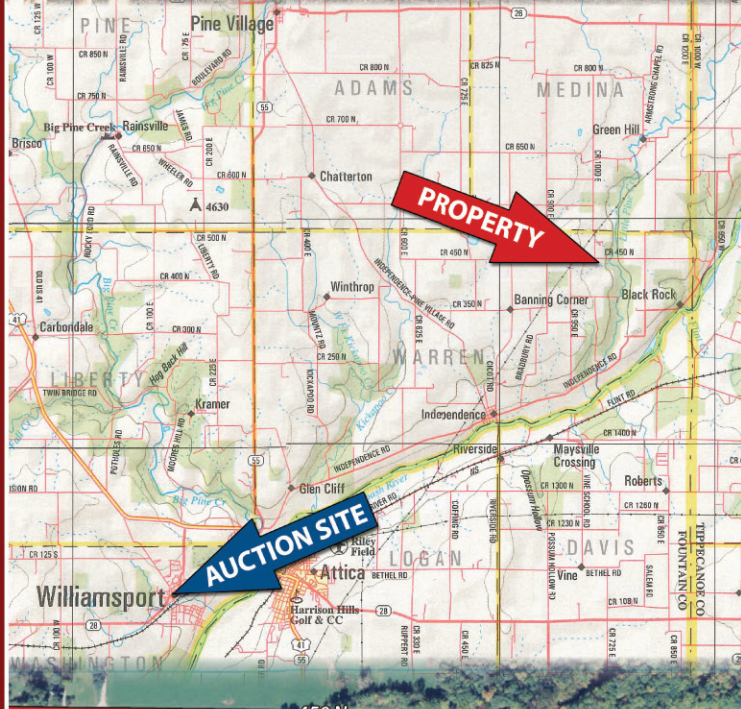
TRACT 2: 86± ACRES; This tract has productive soils and is mostly tillable. This parcel will have 40' of frontage on County Road 450 N.

Part of Sections 5 and 8, T22N, R6W
(Warren Twp.)

REAL ESTATE TAXES: 2014 payable 2015
\$1,868.12

YIELD HISTORY: 2015 – Soybeans – 64 bu/ac
2014 – Corn – 203 bu/ac
2013 – Corn – 187 bu/ac

INSPECTION DATE:
Thursday, February 4
3-5 PM eastern
Meet a Schrader representative
at the lane on the west side of Tract 2.



Code	Soil Description	Acres	% of Field	Corn	Soybeans	Winter Wheat	Pasture
WtC2	Williamstown-Rainsville silt loams, 6-12% slopes, eroded	24.41	25.6%	122	43	55	8
RoB2	Rockfield silt loam, 2-6% slopes, eroded	22.10	23.2%	141	50	64	9
RfB2	Rainsville-Williamstown-Rockfield silt loams, 2-6% slopes, eroded	19.80	20.8%	133	47	60	9
RoA	Rockfield silt loam, 0-2% slopes	10.62	11.2%	150	52	68	10
SIA	Starks silt loam, till substratum, 0-2% slopes	7.80	8.2%	160	52	72	11
MoE2	Miami loam, 15-25% slopes, eroded	3.79	4.0%	-	-	-	-
MpC3	Miami clay loam, 6-12% slopes, severely eroded	3.08	3.2%	121	41	54	8
Wc	Wakeland Variant silt loam, occasionally flooded	1.93	2.0%	145	44	65	10
HeG	Hennepin loam, 30-70% slopes	1.69	1.8%	-	-	-	-



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.

OWNER: ROBERT G. LEWELLEN

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