



# 81.54<sup>±</sup>

Southeast  
LaGrange Co., IN

offered in 3 Tracts  
**acres**

# AUCTION

*Don't miss this  
opportunity to buy  
crop & hunting  
land with possible  
building sites!*

# INFORMATION BOOKLET

Tuesday, March 13  
at 6:00pm



ONLINE BIDDING AVAILABLE

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)



**SCHRADER**

Real Estate and Auction Company, Inc.

## **DISCLAIMER:**

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OWNER: Southport Holdings LLC

Auction Company: Schrader Real Estate and Auction Company, Inc.



**SCHRADER REAL ESTATE & AUCTION CO., INC.**

950 N. Liberty Dr., Columbia City, IN 46725

**260-244-7606 or 800-451-2709**

**SchraderAuction.com**



# **BOOKLET INDEX**

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# **REGISTRATION FORMS**

# **BIDDER PRE-REGISTRATION FORM**

**TUESDAY, MARCH 13, 2018**

**81.54+/- ACRES – SOUTH MILFORD, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Fax # 260-244-4431, no later than Tuesday, March 6, 2018.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

☐ Regular Mail ☐ E-Mail E-Mail address: \_\_\_\_\_

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Online Auction Bidder Registration**  
**81.54± Acres • South Milford, Indiana**  
**Tuesday, March 13, 2018**

This form and deposit are only  
required if you cannot attend  
the auction and wish to bid  
remotely through our online  
bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, March 13, 2018 at 6:00 PM.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.
9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, March 6, 2018**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

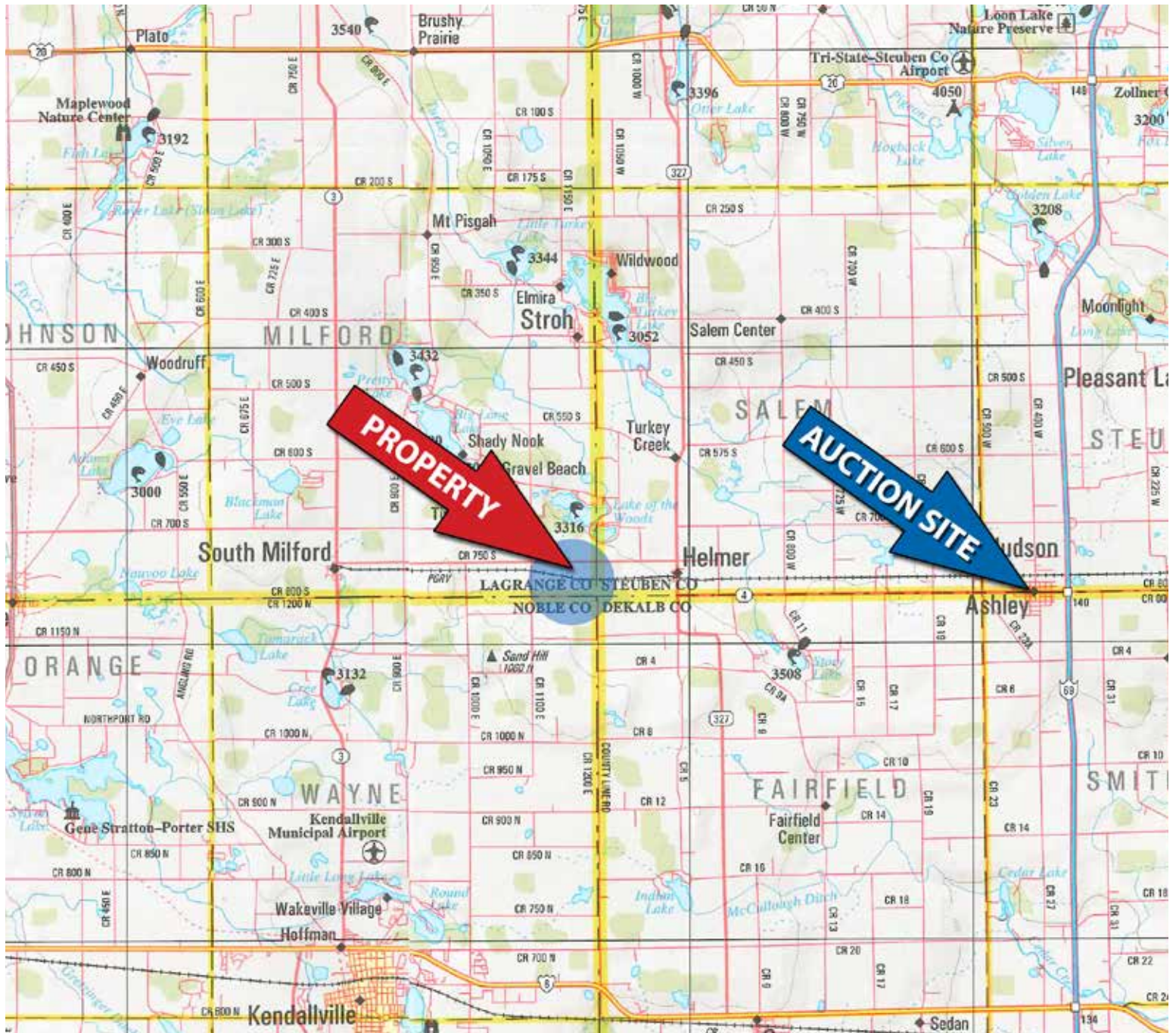
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

**MAPS**



# LOCATION MAP

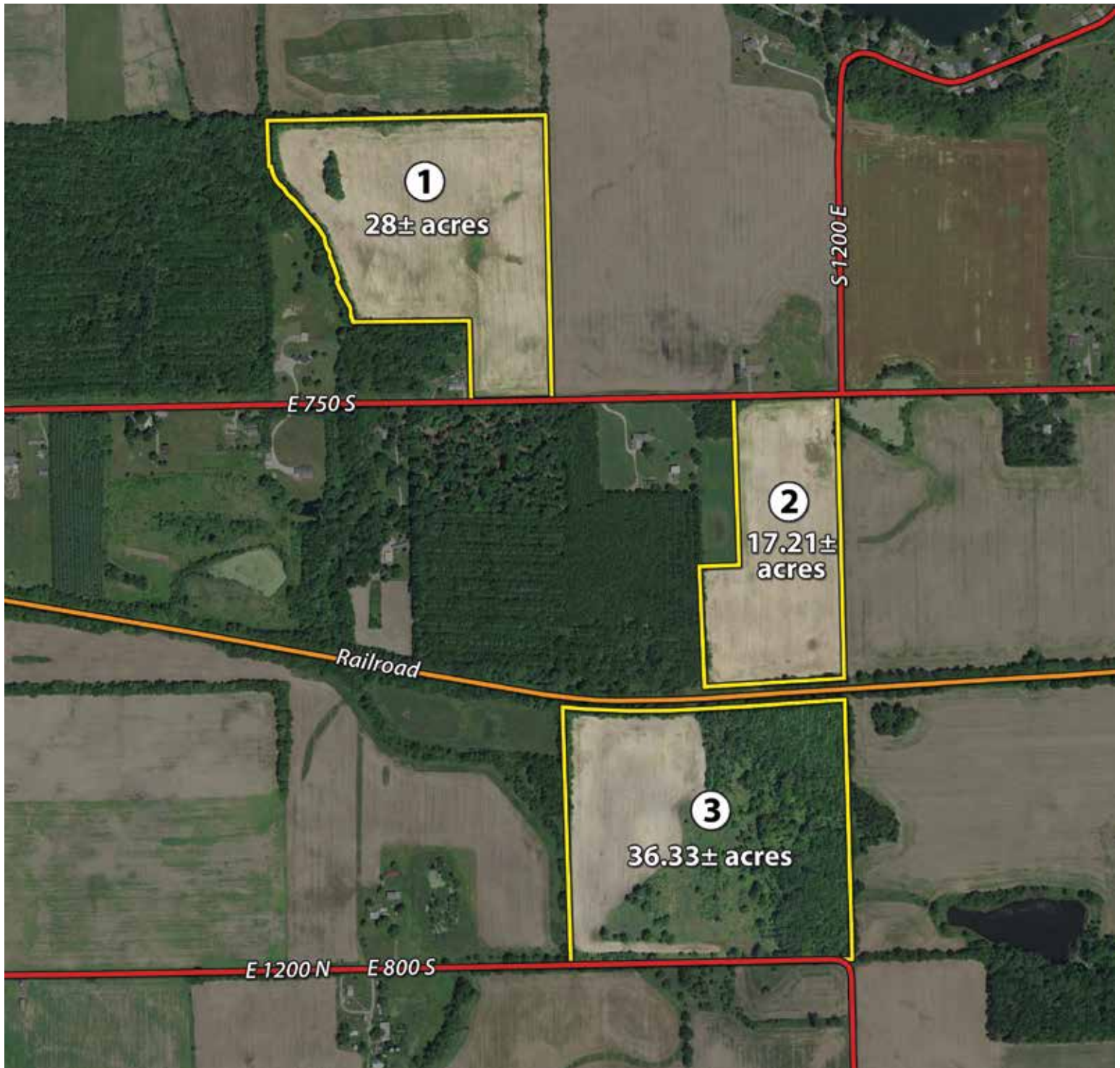


**DIRECTIONS:** Located east of South Milford, Indiana, 3 ½ miles on 750 S. Watch for signs.

**AUCTION LOCATION:** Held at the Ashley Fire Department, 101 S Union Ave, Ashley, IN 46705.



# AERIAL MAP



**TRACT DESCRIPTIONS:** South East LaGrange County, Indiana, Milford Township, section 36

**TRACT 1: 28± ACRES** mostly all tillable with 390' of road frontage on 750 S. This tract is rolling and would make a beautiful building site. 26.39± FSA acres.

TAXES: \$399.20

**TRACT 2: 17.21± ACRES** mostly all tillable with 495' of road frontage on 750 S. FSA shows 17± tillable acres.

TAXES: \$225.04

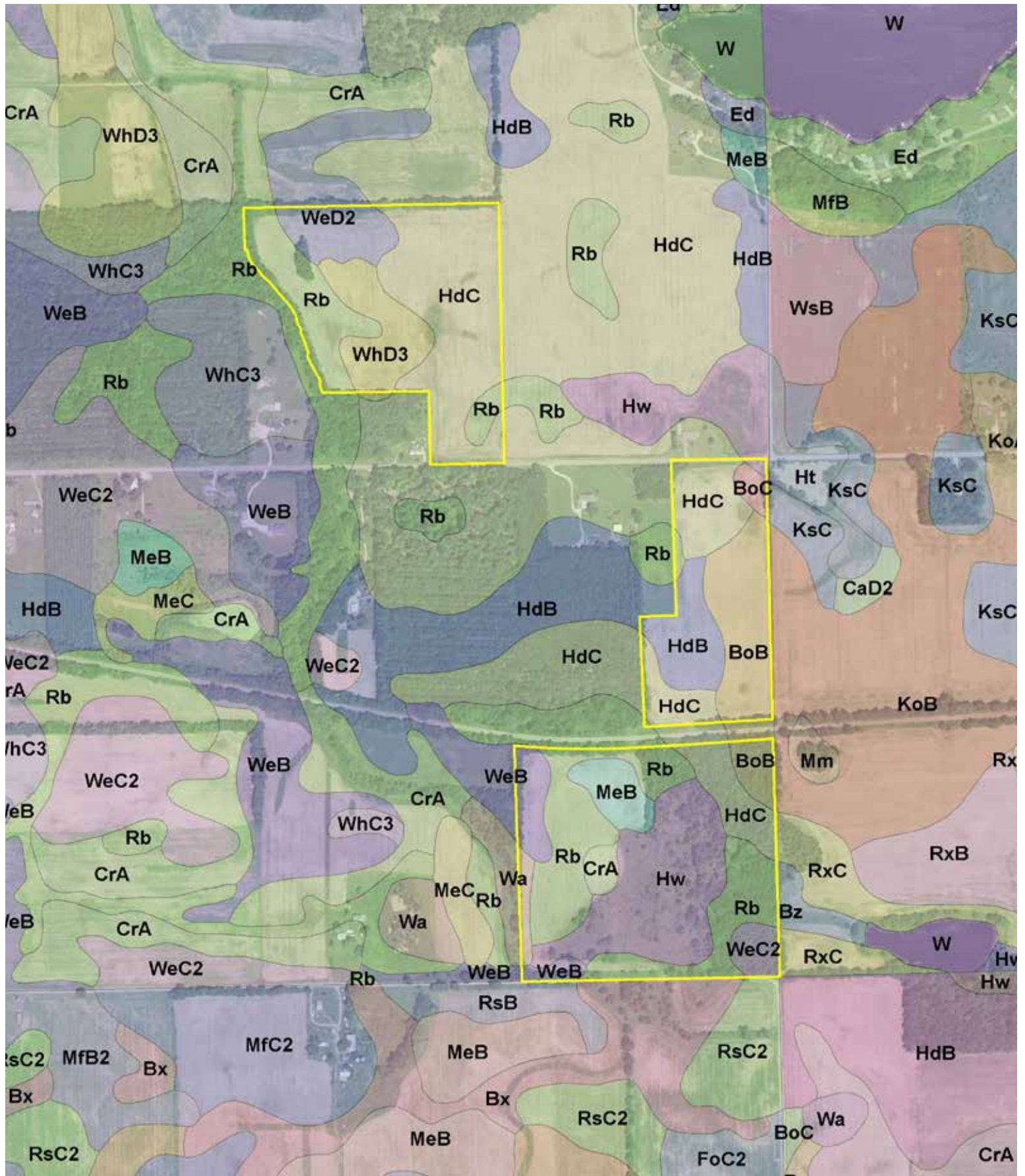
**TRACT 3: 36.33± ACRES** wooded, hunting ground and marshy area with tillable ground. 1320' frontage on 800 S. (LaGrange/Noble Co line) 12.55± FSA acres.

TAXES: \$268.08

# **SOIL INFORMATION**



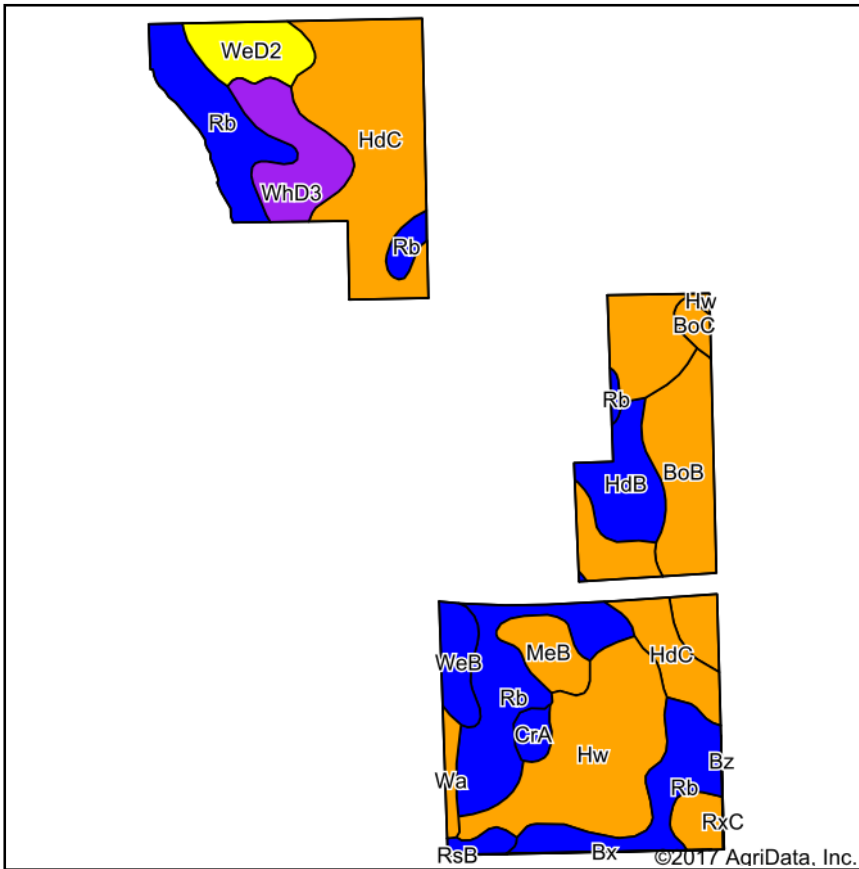
## SOIL MAP



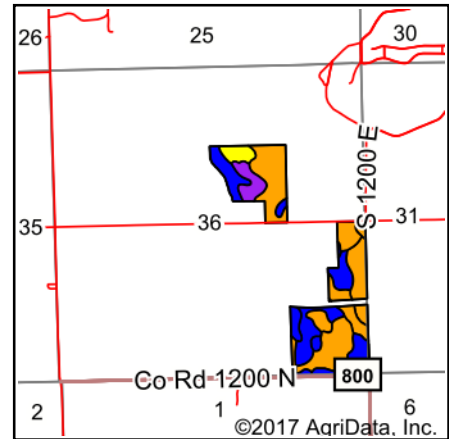


# SOIL MAP

## Soils Map



Soils data provided by USDA and NRCS.



State: **Indiana**  
 County: **Lagrange**  
 Location: **36-36N-11E**  
 Township: **Milford**  
 Acres: **81.54**  
 Date: **1/10/2018**



Area Symbol: IN087, Soil Area Version: 21  
 Area Symbol: IN113, Soil Area Version: 22  
 Area Symbol: IN151, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn silage	Grass legume hay	Corn	Pasture	Soybeans	Winter wheat
HdC	Hillsdale sandy loam, 6 to 12 percent slopes	22.28	27.3%		IIIe	17	4	105	7	37	53
Rb	Rensselaer loam	18.83	23.1%		IIlw		6	172	12	48	69
Hw	Houghton muck, drained, 0 to 1 percent slopes	11.55	14.2%		IIIw		5	154	10	54	61
BoB	Boyer loamy sand, 2 to 6 percent slopes	7.78	9.5%		IIIe	16	3	95	6	33	48
WhD3	Wawasee loam, 12 to 18 percent slopes, severely eroded	4.79	5.9%		VIe		4	110	7	39	55
HdB	Hillsdale sandy loam, 2 to 6 percent slopes	3.97	4.9%		Ile	18	4	115	8	40	58
WeD2	Wawasee fine sandy loam, 12 to 18 percent slopes, eroded	3.37	4.1%		IVe	17	4	110	7	39	55
WeB	Wawasee fine sandy loam, 2 to 6 percent slopes	2.74	3.4%		Ile	19	5	140	9	49	70
MeB	Metea loamy sand, 2 to 6 percent slopes	2.39	2.9%		IIIe	18	4	110	7	39	55
WeC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	1.41	1.7%		IIIe	18	4	125	8	44	63
CrA	Conover loam, 0 to 3 percent slopes	0.90	1.1%		IIlw	20	5	144	10	46	65
Wa	Wallkill silt loam	0.82	1.0%		IIIw	23	5	165	11	49	66
BoC	Boyer loamy sand, 6 to 12 percent slopes	0.71	0.9%		IIIe	15	3	85	6	30	43
Weighted Average						9.8	4.6	130	8.7	42.7	58.8

Soils data provided by USDA and NRCS.

# **FSA INFORMATION**

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Indiana  
LaGrange

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5144**

Prepared: 1/9/18 9:28 AM

Crop Year: 2018

Page: 1 of 2

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

**DISCLAIMER:** This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

<b>Operator Name</b>	<b>Farm Identifier</b>	<b>Recon Number</b>
J & S SCHWARZ FARMS LLC		2011 18087 75

### Farms Associated with Operator:

1000, 2462, 3122, 4002, 4830, 4932, 4934, 5297, 5298, 5589, 5629

CRP Contract Number(s): None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>	<b>Farm Status</b>	<b>Number of Tracts</b>
81.46	56.56	56.56	0.0	0.0	0.0	0.0	Active	3
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>				
0.0	0.0	56.56	0.0	0.0				

<b>ARC/PLC</b>			
<b>ARC-IC</b>	<b>ARC-CO</b>	<b>PLC</b>	<b>PLC-Default</b>
NONE	WHEAT, OATS, CORN SOYBN	NONE	NONE

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>	<b>HIP</b>
WHEAT	3.3		33	0.0	
OATS	0.1		60	0.0	
CORN	44.3		93	0.0	0
SOYBEANS	3.9		30	0.0	0
<b>Total Base Acres:</b>	51.6				

Tract Number: 5408      Description: L10/2A, SEC 36, MILFORD TWP., LAGRANGE CO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

<b>Farmland</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>WRP/EWP</b>	<b>CRP Cropland</b>	<b>GRP</b>
26.63	26.39	26.39	0.0	0.0	0.0	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>MPL/FWP</b>		
0.0	0.0	26.39	0.0	0.0		

<b>Crop</b>	<b>Base Acreage</b>	<b>CTAP Tran Yield</b>	<b>PLC Yield</b>	<b>CCC-505 CRP Reduction</b>
WHEAT	1.8		33	0.0
OATS	0.1		60	0.0
CORN	19.2		93	0.0
SOYBEANS	1.6		30	0.0
<b>Total Base Acres:</b>	22.7			

# FSA INFORMATION

Indiana  
LaGrange

U.S. Department of Agriculture  
Farm Service Agency

**FARM: 5144**  
Prepared: 1/9/18 9:28 AM  
Crop Year: 2018

Report ID: FSA-156EZ

## Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Owners: SOUTHPORT HOLDINGS LLC

Other Producers: None

Tract Number: 5409 Description: L10/2A, SEC 36, MILFORD TWP., LAGRANGE CO

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
37.01	30.17	30.17	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	30.17	0.0	0.0		

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.5		33	0.0
CORN	25.1		93	0.0
SOYBEANS	2.3		30	0.0
Total Base Acres:	28.9			

Owners: SOUTHPORT HOLDINGS LLC

Other Producers: None

Tract Number: 6813 Description: Sec 36, Milford Twp

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Wetland determinations not complete

WL Violations: None

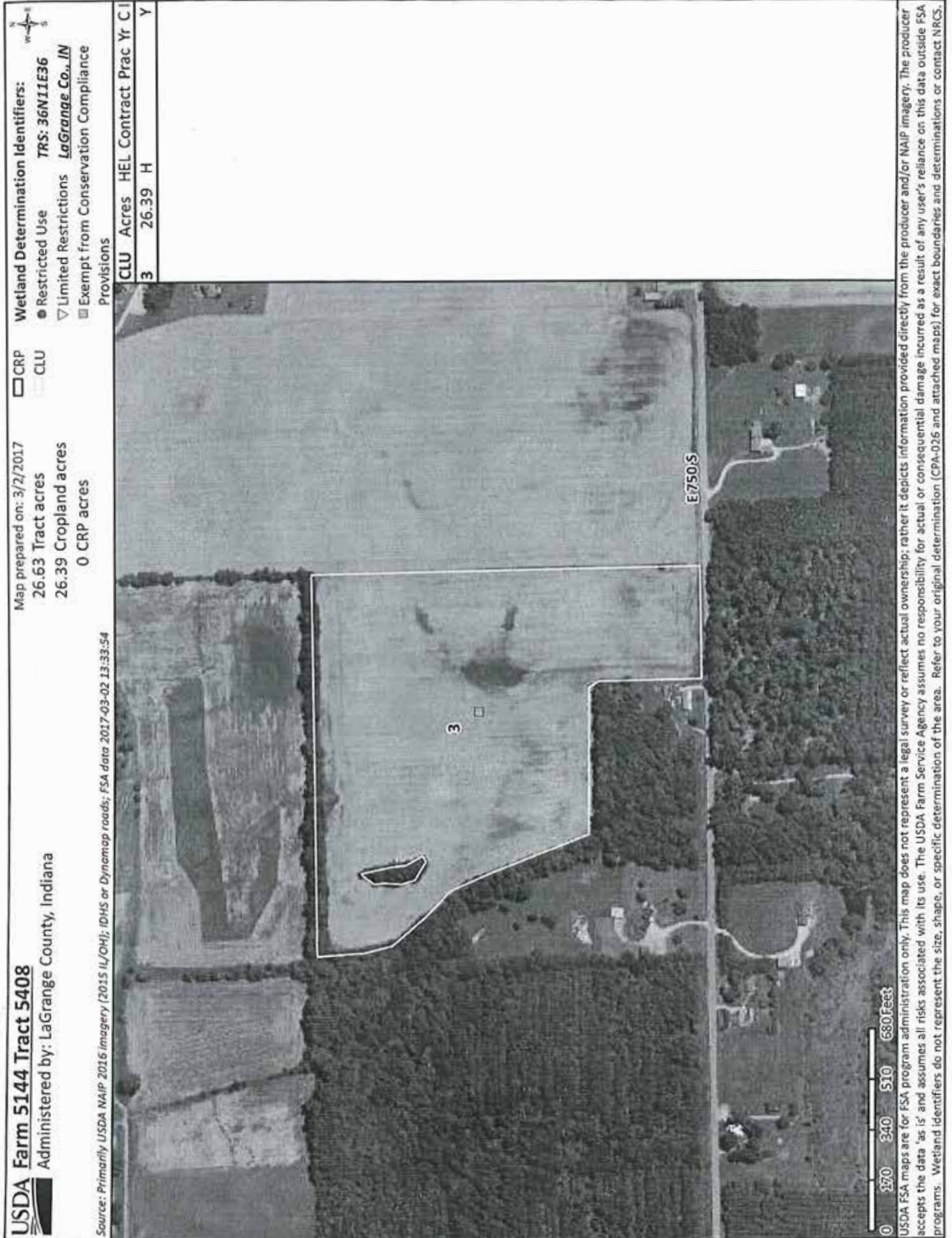
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
17.82	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	0.0		

Owners: SOUTHPORT HOLDINGS LLC

Other Producers: None

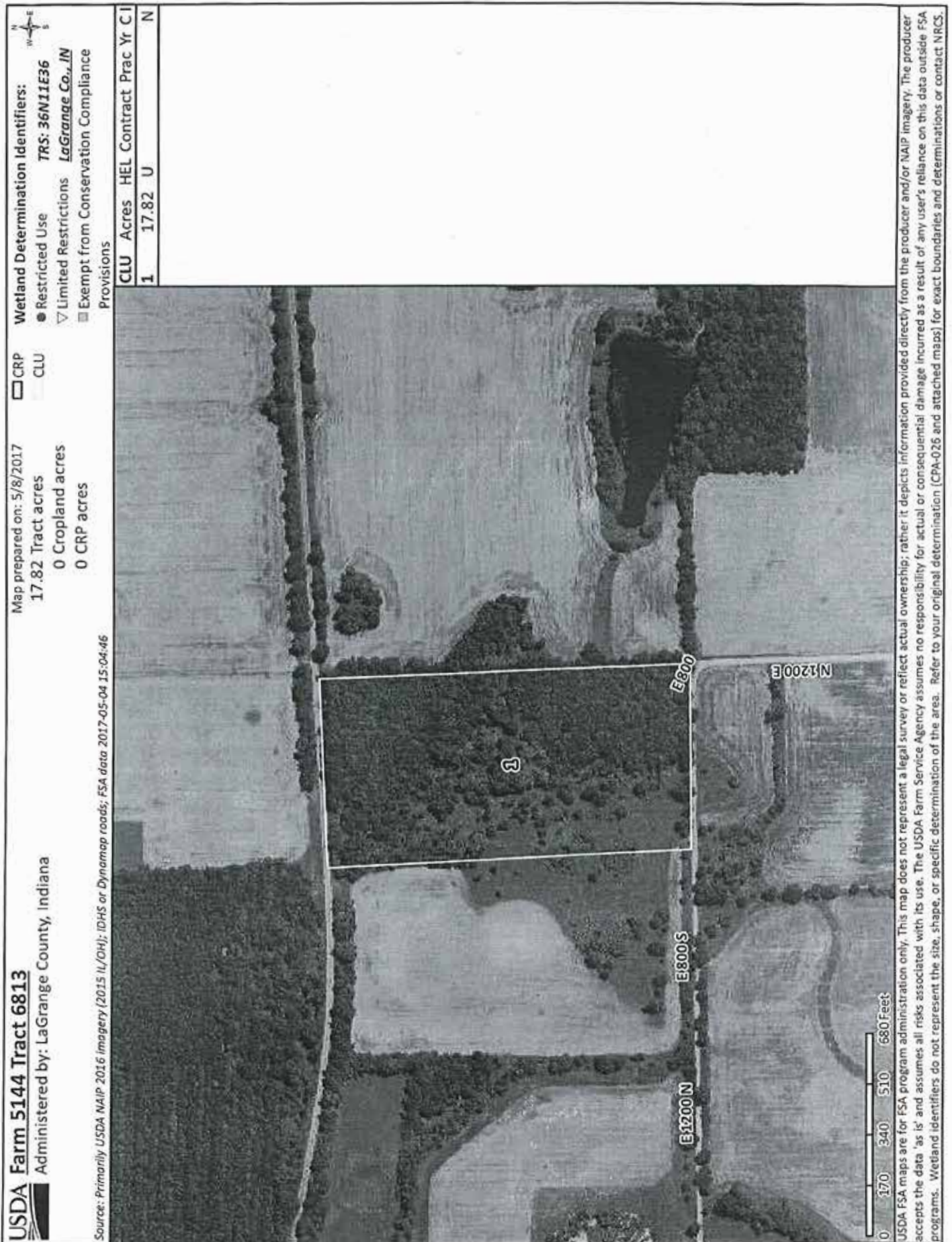


# FSA INFORMATION



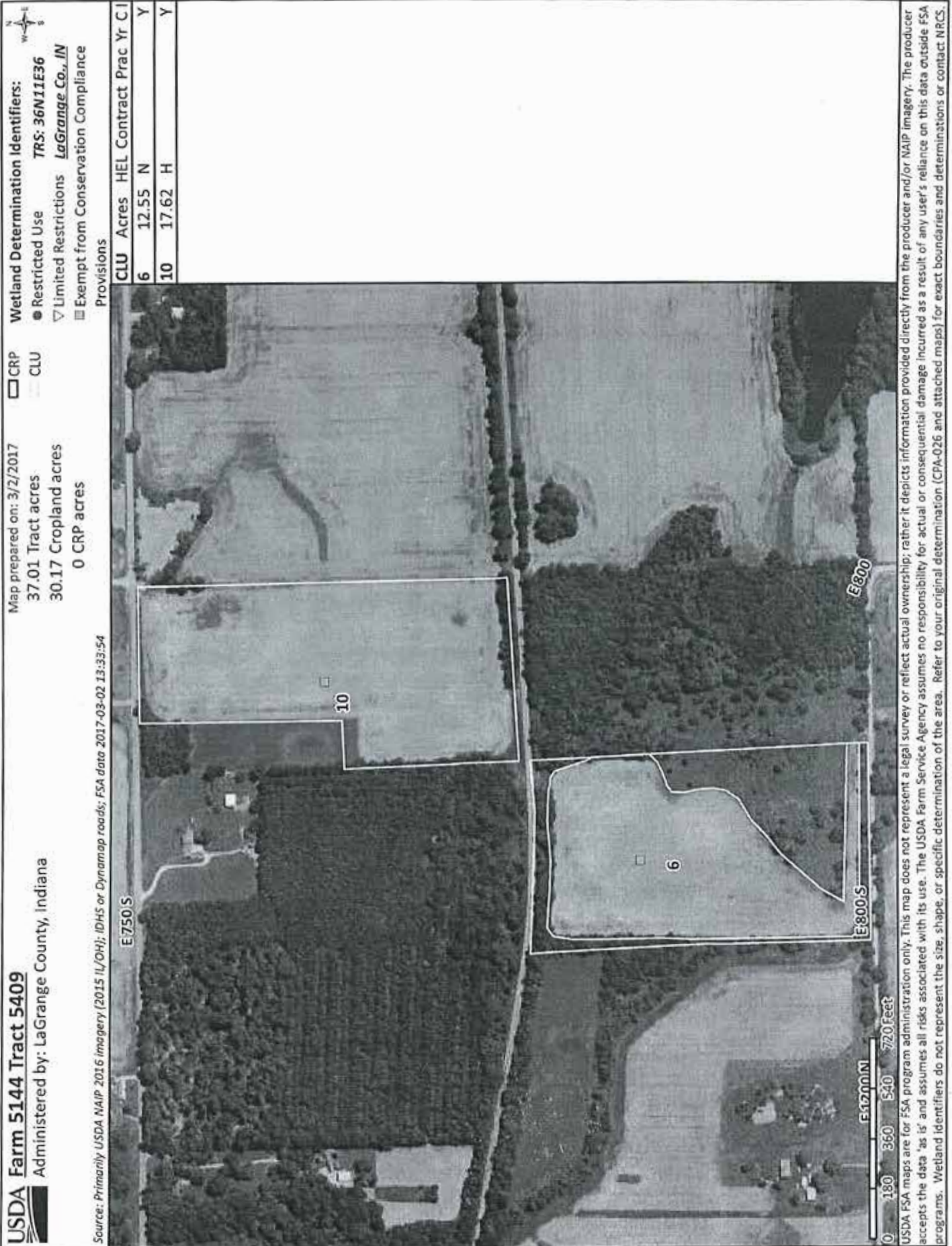


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**SchraderAuction.com**

**Auction Manager: Robert Mishler**  
**260-336-9750 • robert@schraderauction.com**

