

- 128± acres cropland, 37± acres woods
- Quality Productive Tillable land in Madison Township
- 2022 Farming Rights for new owner

800.451.2709 SchraderAuction.com



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 the property by virtue of the offering of the property individual tracts or as a total 167.92± acre unit. There will be open bidding during the auction as ACREAGE: Tract acreage, dimensions, and proposed determined by the Auctioneer. ★ CREAGE: Tract acreage, dimensions, and proposed boundaries are approximate and have been

be added to the final bid price and included in the or aerial photos. contract purchase price.

DOWN PAYMENT: 10% down payment on the day if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidder(s) will be required to enter into Purchase Agreement 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 a Warranty Deed.

disclaims any and all responsibility for Bidder's OTHER ORAL STATEMENTS MADE.

property. No party shall be deemed an invitee of

determined by the Auctioneer.

BUYER'S PREMIUM: A 3% Buyer's Premium will estimated based on current legal descriptions and/

SURVEY: The Seller shall provide a new survey only if required for providing title insurance. Any need of auction. The down payment may be made in the for a new survey shall be determined solely by the form of cashier's check, personal check, or corporate Seller. If a survey is necessary, Seller and successful check. YOUR BIDDING IS NOT CONDITIONAL UPON bidder shall each pay half (50:50) of the cost of the FINANCING, so be sure you have arranged financing, survey. The type of survey performed shall be at if needed, and are capable of paying cash at closing. the Seller's option and sufficient for providing title

> **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, CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing. Immediater pre-closing possession for farming purposes is available. Contract the Auction Company for details. An extra 10% down for immediate possession day after the Auction to start farming for the 2022 crop year.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2023 and thereafter.

PROPERTY INSPECTION: Each potential Bidder are the duction and discretions of the PROPERTY INSPECTION: Each potential Bidder are at the direction and discretion of the personsibile for conducting, at their own risk, the right to preclude any person from bidding if their own independent inspections, investigations, inquiries and due diligence concerning the property. Internation contained in this property. The information contained in this property in the property in and no warranty or representation, either expressed

SALE MANAGERS:

Madison Township

St. Joseph County, IN

Keith Lineback: 574-286-2622 Kevin Jordan: 800-451-2709 AC63001504, AU10600023, AU01043124

CORPORATE HEADQUARTERS:

950 N Liberty Drive, Columbia City, IN 46725 800.451.2709 • SchraderAuction.com

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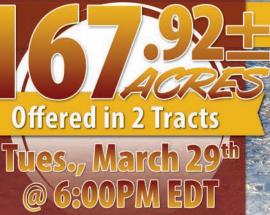


Offered in 2 Tracts









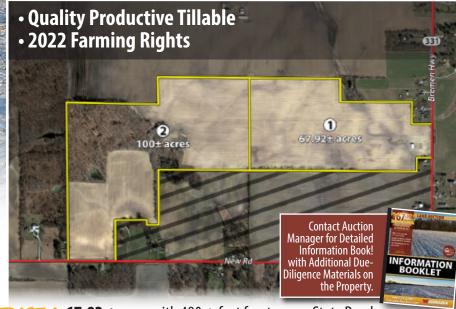


INSPECTION DATES:

Wednesday, March 2nd • 12PM-2PM Saturday, March 12th • 10AM-12PM (Meet at the barn on Tract 1)

AUCTION LOCATION: The Blue Teal/Nelson Banquet Hall, 607 Nelson Parkway, Wakarusa, IN 46573

4 miles south of Mishawaka and ¼ th mile north of Woodland on West side of State Road 331.



Madison Township St. Joseph County, IN

TRACT 1: 67.92 \pm acres with 480 \pm feet frontage on State Road

LAND AUCTION

331. Productive 65 \pm acres of cropland with primarily Crosier and Brookston loam soils having top corn yields. St. Joe County approved for one private Madison Township country home site on this tract. Attach to Tract 2 for 167.92 \pm acres. Includes pole building.

TRACT 2 100 \pm **acres** with 690 \pm feet frontage on New Road with 63 \pm acres of highly productive cropland plus 37 \pm acres of woodland for top area for wildlife. Approved for one country homesite in the Penn School System.

This is a great opportunity to purchase land in Madison Township that has been in the Weigel family over 80 years. The main soils are Crosier loam 67.9± ac, Brookston loam 18.18± ac and Baugo silt loam 15.67± ac that produce top corn and soybean yields. Also wooded land for wildlife enthusiast.

OWNERS: Stephen E. Jenks & Jennifer Lemaster (Weigel Farm)

AUCTION MANAGERS: Keith Lineback: 574.286.2622 • Kevin Jordan: 800.451.2709



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.

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