

Miami County Retirement

VEAL FARM & LAND AUCTION

Monday, October 3 • 6pm | Held at the Akron Community Center, Akron, IN

24.35±
Offered in 3 Tracts

ONLINE BIDDING AVAILABLE



TIMED ONLINE ONLY
VIRTUAL
LIVE WITH ONLINE

THE ORIGINAL MULTI-TRACT AUCTIONS

Su	M	Tu	W	Th	F	Sa
						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

October

AUCTION MANAGER: Luke Schrader

PHONE: 260.2297089

#AC63001504, #AU12100009



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Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com

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VEAL FARM & LAND AUCTION

Monday, October 3 • 6pm | Held at the Akron Community Center, Akron, IN

- Excellent Veal Operation • High Quality 10,220 Sq. Ft. Facility
- Veal Contract & Cash Rent Income Opportunities
- Tremendous Hunting • Productive Tillable Farmland



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The Floor Veal farm is a tremendous opportunity to acquire a high functioning veal farm with a current contract in Miami County, as well as vacant tillable and recreational land. The facilities on Tract 1 operate with 275 calves on each side of the barn contracted through Midwest Veal. The new buyer will have the opportunity to enter into an agreement with Midwest Veal, or pursue other options that may or may not involve cattle. Tract 2 and 3 provide the opportunity to acquire land with the facility, or to purchase the vacant land separately. Exceptional deer have been caught on camera on Tract 2. Come bid your price on this diversified offering!



AUCTION LOCATION: Akron Community Center, 815 East Rural Street, Akron, IN 46910 • Located at the corner of St Rd 14 & East Rural Street on the East side of Akron.

DIRECTIONS TO PROPERTY: From downtown Roann head West on SR 16 for 3 miles, then turn north onto N 500 E. Continue on for 3 miles and turn west onto East 1300 N. The property will be on your right after a ¼ of a mile.



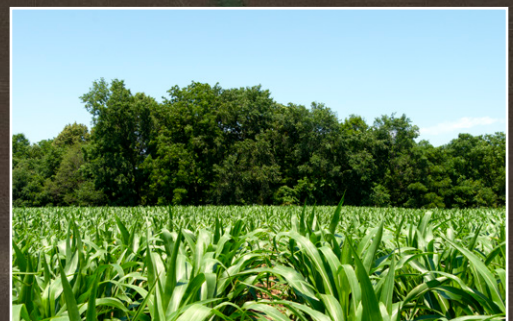
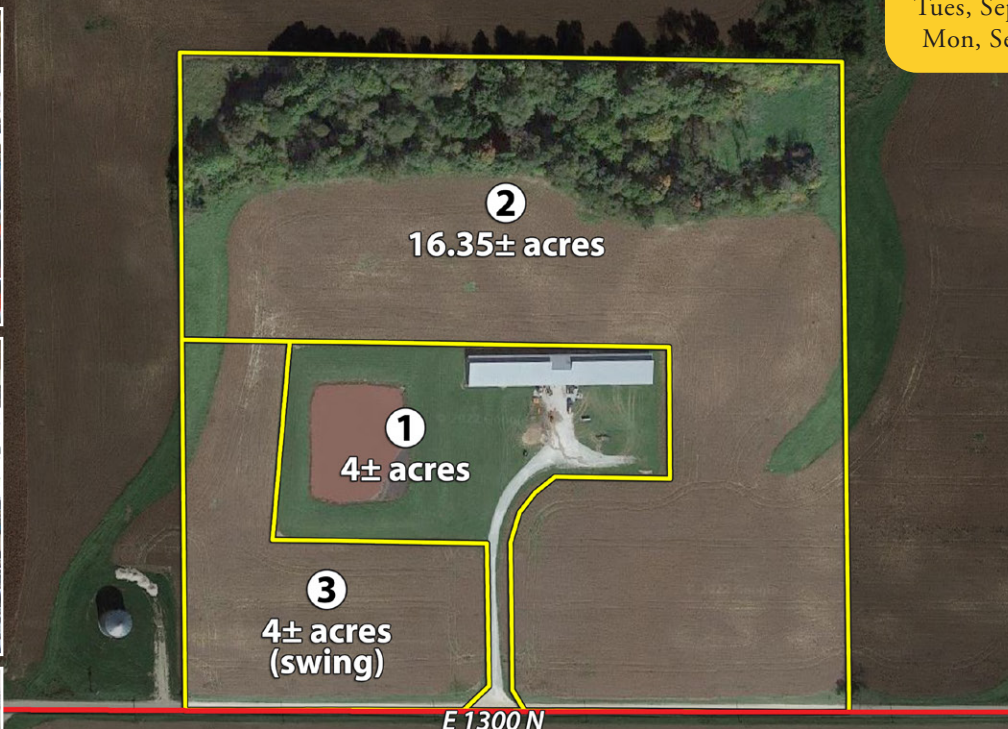
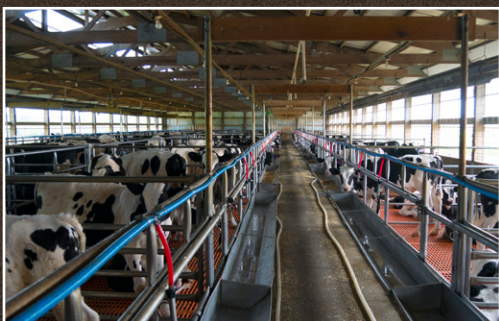
TRACT 1 - 4± ACRES entailing the heart of the veal operation. This tract contains a 10,220 sq. ft. facility built in 2007 that has two calf rooms and a 1,400 sq. ft. feed room, as well as a million and a quarter lagoon. Midwest Veal is offering different options on contracts to the new buyer. Contact an auction representative to discuss the potential contract situations if you would like to continue working calves through the facility. The soundness of the building provides for a plethora of alternative options as well.

TRACT 2 - 16.35± ACRES that contain tillable farmland and recreational land. Be sure to view the deer that have been caught on camera on this tract!

TRACT 3 (SWING TRACT) - 4± ACRES that can be purchased by an adjoining landowner or in combination with tract 1 or 2. This tract could be combined in with tract 1 to allow for additional expansion and room for the veal operation or combined with tract 2 to give the purchaser a larger acreage of tillable land.



INSPECTION DATES:
Tues, Sept. 6 from 4-6pm &
Mon, Sept. 19 from 4-6pm



24.35± Acres
Offered in 3 Tracts

SELLER: Shannon G & Amy S Floor

SCHRADER
Real Estate and Auction Company, Inc.

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.

AUCTION MANAGER: Luke Schrader
PHONE: 260.2297089

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 tracts, combinations, or as a whole 24.35± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

CLOSING: The targeted closing date will be 45 days after the auction.

POSSESSION: Possession is subject to the completion & hauling of the current calves on feed.

CURRENT CALVES: The successful bidder shall have the option to explore contract possibilities with Midwest Veal. If the new purchaser does not want the calves in the facility, they must notify the auction company upon entering into the purchase agreement the night of the auction. The younger group of calves shall be able to remain on feed at the facility until Mid-December.

IDEM PERMIT: The new buyer will be required to be assigned the current IDEM permit in accordance with IDEM regulations.

REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due & payable in 2023. Buyer shall assume any taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates has been

scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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.

INSPECTION TIMES: No party shall visit the property if they are unattended by an agent/employee of Schrader Real Estate & Auction. All inspections must occur with auction personnel or between the public inspection times.

ACREAGE: All acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions

outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**