

# 223± Acres

Whitley County, Indiana • Smith Township

OFFERED IN 8 TRACTS

- Productive Tillable Farmland
- Pond & Park-Like Setting
- Country Estate Building Sites
- Great Location

## LAND AUCTION

Tuesday, September 12<sup>th</sup> • 6:00 pm EST

Auction held at Whitley County 4-H Community Center, 680 W. Squawbuck Rd., Columbia City, IN



800.451.2709

SchraderAuction.com

# LAND AUCTION

Whitley County, IN • Smith Township

# 223± Acres

OFFERED IN 8 TRACTS

**AUCTION  
MANAGER:**

**ARDEN SCHRADER**

260-229-2442

AC63001504, AU01050022

| SEPTEMBER 2023 |     |     |     |     |     |     |
|----------------|-----|-----|-----|-----|-----|-----|
| SUN            | MON | TUE | WED | THU | FRI | SAT |
|                |     |     |     |     | 1   | 2   |
|                |     |     |     | 6   | 7   | 8   |
| 3              | 4   | 5   | 6   | 7   | 8   | 9   |
|                |     |     |     | 13  | 14  | 15  |
|                |     |     |     | 19  | 20  | 21  |
|                |     |     |     | 25  | 26  | 27  |
|                |     |     |     | 29  | 30  |     |



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**Inspection Dates:**  
Thursday, August 17<sup>th</sup> • 4-6pm  
Wednesday, August 30<sup>th</sup> • 4-6pm

TRACT 5

# LAND AUCTION

Tuesday, September 12<sup>th</sup> • 6:00 pm EST

AUCTION LOCATION: Whitley County 4-H Community Center, 680 W. Squawbuck Rd., Columbia City, IN

**PROPERTY LOCATION:** Approximately 1½ miles southwest of Churubusco, IN on SR 205 to the Blue Lake Rd. then ½ mile north to Tract 8. Continue north to Anderson Rd. for Tracts 1-7.

**TRACT DESCRIPTIONS:**

**TRACT 1: 31± ACRES** with frontage on Blue Lake Rd. Mostly all tillable with Blount, Glynwood and Pewamo soils.

**TRACT 2: 62.5± ACRES** with frontage on Blue Lake Rd. This tract is also mostly all tillable with Blount, Glynwood and Pewamo soils.

**TRACT 3: 30± ACRES** with frontage on Blue Lake Rd. Mostly all tillable with Blount, Glynwood and Pewamo soils. Great location for your country estate.

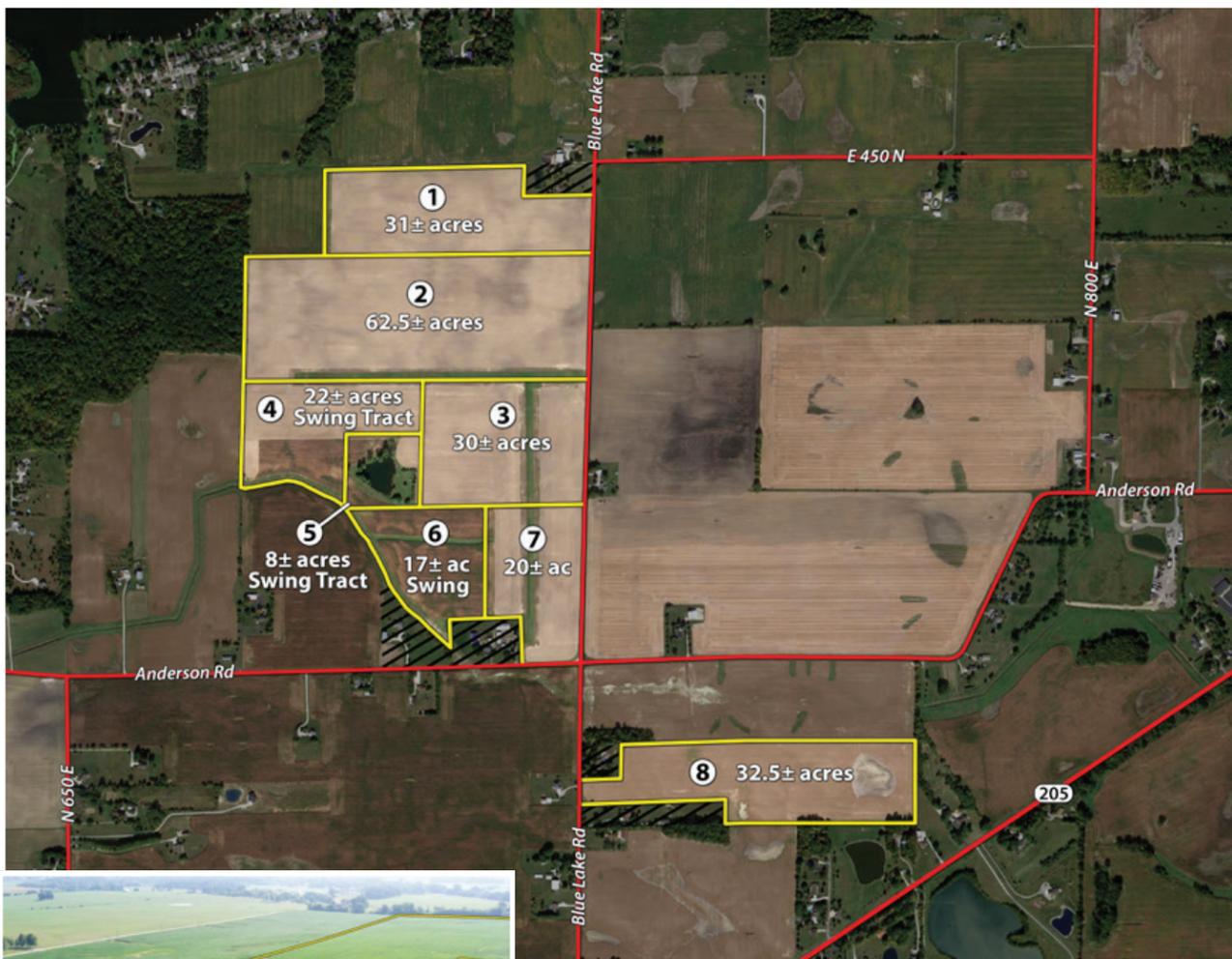
**TRACT 4: 22± ACRES "SWING TRACT"** – this tract consists of productive soils and must be purchased with Tracts 2, 3 or any combination that provides road frontage or an adjoining land owner.

**TRACT 5: 8± ACRES "SWING TRACT"** – this tract combines tillable land, recreational land and secluded pond in a park-like setting. This tract must be purchased with Tract 3 or any combination that provides road frontage. Consider all the possibilities this tract provides!

**TRACT 6: 17± ACRES "SWING TRACT"** – mostly all tillable land with productive soils. This tract must be purchased with Tract 3 or 7 or any combination that provides road frontage.

**TRACT 7: 20± ACRES** of productive tillable land with frontage on Blue Lake Rd. and Anderson Rd. Great corner location for a country estate! Or combine with other tracts for more excellent farmland.

**TRACT 8: 32.5± ACRES** with frontage on Blue Lake Rd. Productive soils including Blount, Glynwood and Pewamo. Add this tract to your farming operation!



TRACT 8



ROAD FRONTAGE - BLUE LAKE RD

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://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.

**SCHRADER**  
Real Estate and Auction Company, Inc.

**OWNERS: BBBJ GREEN FARMS, LLC**  
**AUCTION MANAGER: ARDEN SCHRADER, 260-229-2442**  
**800-451-2709 • SchraderAuction.com**

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 8 individual tracts, any combination of tracts and as a total 223± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole, subject to "Swing Tract" limitations.  
**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 successful bidders will be required to enter into Purchase Agreements 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 Warranty Deed(s).  
**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.  
**PERIMETER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are

required by the Whitley County Health Department.  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing subject to harvest of 2023 crop.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2025 and thereafter.  
**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 staffed 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.  
**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/

or aerial photos.  
**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. 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. Combination purchases will receive a perimeter survey only.  
**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 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 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.**