

**Saturday,
September 2
@ 10am**

REAL ESTATE **AUCTION**

Whitley County
South Whitley, IN

53.5±
Acres
in 4 Tracts

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

800.451.2709

SchraderAuction.com

- 
- Productive, Tillable Land
 - Country Home & Outbuildings
 - Hunting & Recreation Opportunities

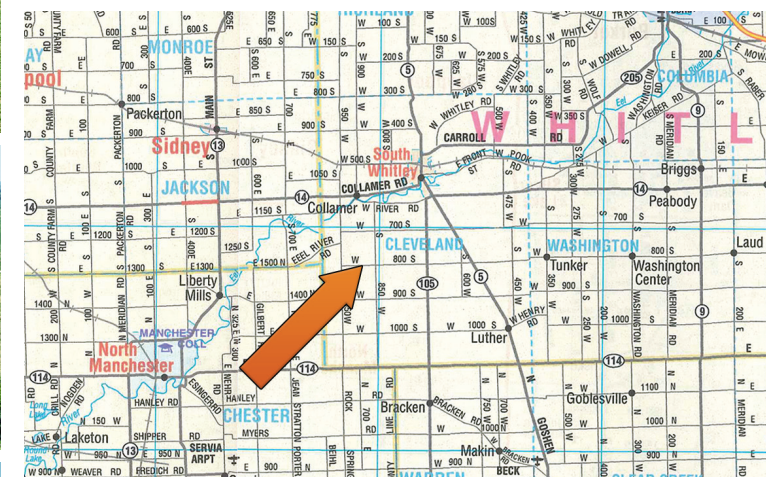
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INSPECTION
DATES: Sat, Aug. 12 & 19
from 10am-12pm
& Mon, Aug. 21 from
4-6pm



LOCATION (AUCTION HELD ONSITE): 9001 W 800 S, South Whitley, IN 46787 • At intersection of St. Rd. 14 & St. Rd. 105, on south side of South Whitley, IN, travel west on St. Rd. 105 approx. 2 miles to CR 800S then west (right) & travel approx. 2 miles to property. **OR** From intersection at St. Rd. 114 & CR 850S. Travel north on 850W approx. 3 miles to CR 800S then west (left) .5 mile to property.

TRACT 1 - 29± ACRES of very productive farmland w/ access off CR 800S. Soils include Blount loam, Morley & Glynwood. Bid individually or combine w/ Tract 2 for ultimate mini farm.

TRACT 2 – 12.5± ACRES w/ country home & outbuildings. This tract includes 3400± sq. ft. 2-story home w/ full walk-out basement, open concept home, 5 bedrooms, living area, kitchen, dining area & porch. Recent remodel on upstairs which included new floors, walls, etc. & new windows on lower level. This home also had a recent roof. Property also includes 32'x160' pole barn, 36'x84' hip roof barn w/ stahls & above hay or straw storage, 24'x52' barn, 18'x26' detached garage w/ ice house, 22'x46" poultry house, 20'x46' pole barn & 40'x88' pole barn. This tract offers country living w/ income & fenced lots w/ pasture or hay ground. Immediate possession!

TRACT 3 - 6± ACRES tillable level farmland, possible building site w/ frontage on 800S. Combine w/ Tract 4 for diversified site w/ hunting & recreation.

TRACT 4 ("SWING TRACT") - 6± ACRE wooded land. Excellent deer hunting or recreation. You will need to combine w/ any other tract or be adjoining landowner. Bid to make your land packet that you desire.

OWNERS: Marlin M. & Irene D. Graber SALE MANAGER: Ritter Cox • 260.609.3306

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 53.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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).
CLOSING: The targeted closing date will be approximately 30 days

after the auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Real estate taxes will be the pro-rated to the day of closing.
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 have been scheduled & will be staffed w/ 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.
ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & 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 & 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 & sufficient for providing

title insurance. Combination purchases will receive a perimeter survey only.
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.**

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Corporate Headquarters:
950 N Liberty Drive,
Columbia City, IN 46725

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SEPTEMBER	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	30



SALE MANAGER:

Ritter Cox • 260.609.3306 #AU08600254
Schrader Real Estate & Auction Com-
pany, Inc. #AC63001504



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