



CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia  
City, IN 46725

AUCTION MANAGERS:  
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JIM HAYWORTH  
765-427-1913

AC63001504, AU11100128, AU08700434  
Dean Retherford: RB14050397



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• PRODUCTIVE CROPLAND • WOODED BUILDING SITES • HUNTING/RECREATIONAL LAND  
• 1920 SF BRICK HOME WITH FULL BASEMENT ON 3± ACRES • 2024 CROP RIGHTS AVAILABLE

383.5±  
ACRES

OFFERED IN 9 TRACTS  
OR ANY COMBINATION

REAL ESTATE  
AUCTION

THURSDAY, MARCH 14 • 5:00 PM CENTRAL

REAL ESTATE  
AUCTION  
383.5±  
ACRES

OFFERED IN 9 TRACTS OR ANY COMBINATION  
JASPER COUNTY, IN

MARCH 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
					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
31						



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JASPER COUNTY, IN  
7± MILES NORTH OF RENSSELAER  
8 1/2± MILES SOUTH OF DEMOTTE

383.5±  
ACRES

OFFERED IN 9 TRACTS  
OR ANY COMBINATION



TRACTS 1-4



- PRODUCTIVE CROPLAND
- WOODED BUILDING SITES
- HUNTING/RECREATIONAL LAND
- 1920 SF BRICK HOME WITH FULL BASEMENT ON 3± ACRES
- 2024 CROP RIGHTS AVAILABLE

REAL ESTATE  
AUCTION

THURSDAY, MARCH 14 • 5:00 PM CENTRAL

Auction held at The Farmhouse Restaurant and Conference Center, Fair Oaks, IN

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**JASPER COUNTY, IN**

**383.5± ACRES**

OFFERED IN 9 TRACTS OR ANY COMBINATION

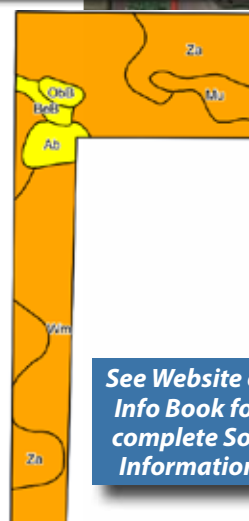
**REAL ESTATE AUCTION**

**THURSDAY, MARCH 14 • 5 PM CST**

**INSPECTION DATES:**  
**Tuesday, February 20**  
2 - 4 PM Central  
**Saturday, March 2**  
10 AM - 12 Noon Central  
*Meet a Schrader Representative at Tract 8*  
**3024 N 700 W,**  
**Rensselaer, IN 47978**



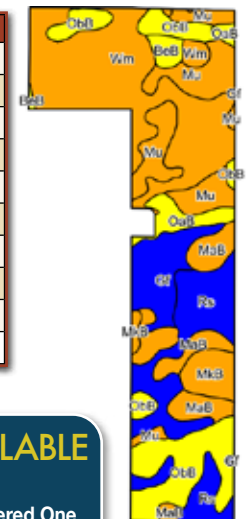
Code	Soils	% of Field	Corn	Soybeans	Wheat
Wm	Watseka-Maumee loamy sands	59.3	125	29	53
Za	Zadog-Maumee loamy sands	27.3	146	36	58
Mu	Morocco loamy sand	5.4	102	36	3
Ab	Ackerman muck	4.2	144	35	58
BeB	Brems loamy sand	2.0	91	32	41
ObB	Oakville sand	1.7	91	29	37
Weighted Average		128.8	31.6	51.3	



See Website or Info Book for complete Soil Information



Code	Soils	% of Field	Corn	Soybeans	Wheat
Wm	Watseka-Maumee loamy sands	29.4	125	29	53
ObB	Oakville sand	15.5	81	29	37
Mu	Morocco loamy sand	13.4	102	36	3
Gf	Gilford fine sandy loam	13.4	148	51	48
MaB	Markton-Aubeenaubee	9.8	132	41	60
Rs	Rensselaer fine sandy loam	9.4	170	47	68
MkB	Metee loamy sand	4.2	103	37	52
OaB	Oakville fine sand	3.6	72	25	36
BeB	Brems loamy sand	1.6	91	32	41
Weighted Average		119.7	35.9	44.4	



**AUCTION LOCATION:** The Farmhouse Restaurant and Conference Center, 754 N 600 E, Fair Oaks, IN 47943. From northwest of Rensselaer at the intersection of I-65 and SR 14 (Exit 220), go west on SR 14 to the first county road (600 E), take CR 600 E south to The Farmhouse Restaurant and Conference Center.

**PROPERTY LOCATION:** From Rensselaer, IN; take US 231 approx. 6 miles north to US 231 & SR 14, then take SR 14 1.5 miles west to CR 700W, then take CR 700W 1 mile north to CR 700W & CR 200N; Tract #1 is at the NE corner of intersection. At the intersection of CR 200N & CR 700W, travel north on 700W and north of Tract #1 will be Tract #2, continue traveling north to Tract #3 which also has frontage on CR 700W. Tract #4 is just north of Tract #3 with frontage on CR 700W & CR 300N. Tract #5 is located just north of Tract #4 with frontage on CR 300N and CR 700W. Tract #6 is located just north of Tract #5 and has frontage on CR 700W. Auction Tract #7 is located on the west side of CR 700W and west of Auction Tracts #5 & #6 with frontage on CR 700W & CR 300N. Auction Tract #8 is located at the NW corner of the intersection of CR 300N & CR 700W. To view Tract #9, from the intersection of CR 300N & CR 700W, take CR 700W 1 mile north to CR 700W & CR 400N, turn right (go east) on CR 400N ½ mile, Auction Tract #9 will be on the north side of CR 400N.

#### REAL ESTATE TAXES: 2022 payable 2023

Tracts 1-4 (1 Tax ID#) \$1,497.66  
Tracts 5 & 6 (1 Tax ID#) \$287.46  
Tracts 7 & 8 (1 Tax ID#) \$1,081.60  
Tract 9 (1 Tax ID#) \$1,764.74

Drainage Assessments: \$157.92  
Drainage Assessments: \$126.68  
Drainage Assessments: \$161.88  
Drainage Assessments: \$473.58

#### FSA INFORMATION:

Cropland - 352.76 acres\*  
Corn Base - 261.95 acres  
Soybeans Base - 39.4 acres  
Wheat Base - 2 acres

PLC Yield - 139 bu.  
PLC Yield - 45 bu.  
PLC Yield - 38 bu.

\*Includes 6.4 acres in CRP on Tracts 7 & 8 that terminates 9-30-2024

**OWNER: The Estate of Cheryn Ann Kohlhagen**  
**AUCTION MANAGERS: Dean Retherford 765-427-1244**  
**Matt Wiseman 219-689-4373 • Jim Hayworth 765-427-1913**

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TRACTS 7 & 8

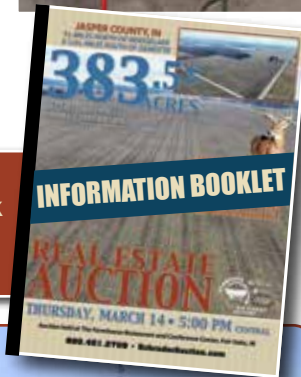


TRACT 9



TRACT 8

Contact the Auction Managers for a detailed Information Book including FSA info and other due diligence materials.



**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.

#### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 9 individual tracts, any combination of tracts and as a total 383.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, and 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, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Personal Representative's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction, or around April 15, 2024 or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**COURT APPROVAL:** Any sale will be contingent upon obtaining final court approval in connection with the administration of the Estate of Cheryn Ann Kohlhagen.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES:** Seller shall pay all 2023 real estate taxes due and payable in 2024. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due and payable in 2024 and thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, legal descriptions and/or aerial mapping.

**CONSERVATION RESERVE PROGRAM:** Buyer(s) of Tracts 7 and 8 shall assume the existing Conservation Reserve Program (CRP) contract(s) obligations and shall timely sign all documents required by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contract payments shall be prorated by the FSA office in accordance with its usual practices.

**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 or where Seller otherwise determines a survey is appropriate. 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres, except for Tract 8 or any combination that includes Tract 8.

**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.

**EASEMENTS:** Subject to any and all existing easements.

**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.**

**STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.