

WEDNESDAY, SEPTEMBER 4 • 6PM
 Held at the Eagle's Nest Event Center - Columbia City, IN



SCHRADER Real Estate and Auction Company, Inc.
 800.451.2709

- Productive Tillable Land
- Potential Building Sites
- 1-1/2 Story Country Home on 2 Acres
- Wooded Recreational Land • Pond
- State Road 9 Frontage

125.5± Acres
 Offered in 6 Tracts

AUCTION
 COLUMBIA CITY, INDIANA • WHITLEY COUNTY

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Thu	29	30					

ACTIONEER: Arden Schrader 260-244-7606
 arden@schraderauction.com
 AC63001504; AU01050022

950 N. Liberty Dr., Columbia City, IN 46725

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 COLUMBIA CITY, IN
 WHITLEY COUNTY

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LAND AUCTION

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PROPERTY LOCATION: 2181 South SR 9 Columbia City, IN 46725. From the south edge of Columbia City, travel south 1.25 mile on SR 9 to the property. Tracts 5 & 6 are located 0.5 mile east of SR 9 on CR 200S.

AUCTION LOCATION: Eagle's Nest Event Center - Columbia City, In. Eagle's Nest Event Center located at Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen subdivision.

TRACT INFORMATION:

TRACT #1: 31± Acres of gently rolling land with frontage on SR 9. Predominant soils include Miami, Morley and Rensselaer.

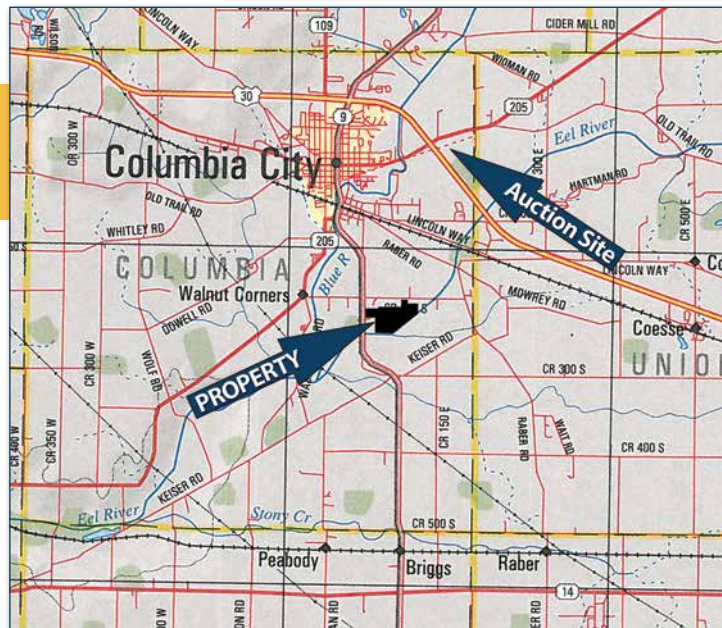
TRACT #2: 2± Acres including 1-1/2 story home with approximately 1,850 sf of living space. Come to an inspection date and view this Turn-of-the-Century country home with a country / close to town setting.

TRACT #3: 31± Acres "swing tract" of mostly tillable land including predominantly Miami, Sloan, Morley, Shoals and Whitaker soils. This "swing tract" must be in combination with an adjoining auction tract or be bid upon by an adjoining landowner. Look to combine with Tract 1 or 4 and 6.

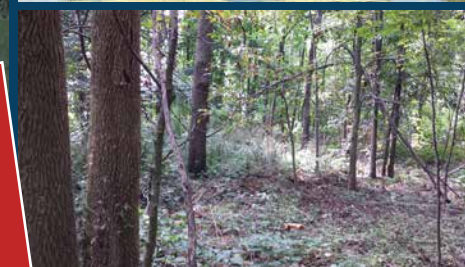
TRACT #4: 15± Acre "swing tract" of mostly tillable land and abundant frontage on the Eel River. This tract must be bid in combination with and adjoining tract or bid on by an adjoining landowner. Consider combining with Tract 5, 6 or 1 and 3.

TRACT #5: 13.5± Acres including approximately 12.5 acres of wooded land and approximately 50 feet of frontage on CR 200S. Investigate the building and recreational potential this tract can provide.

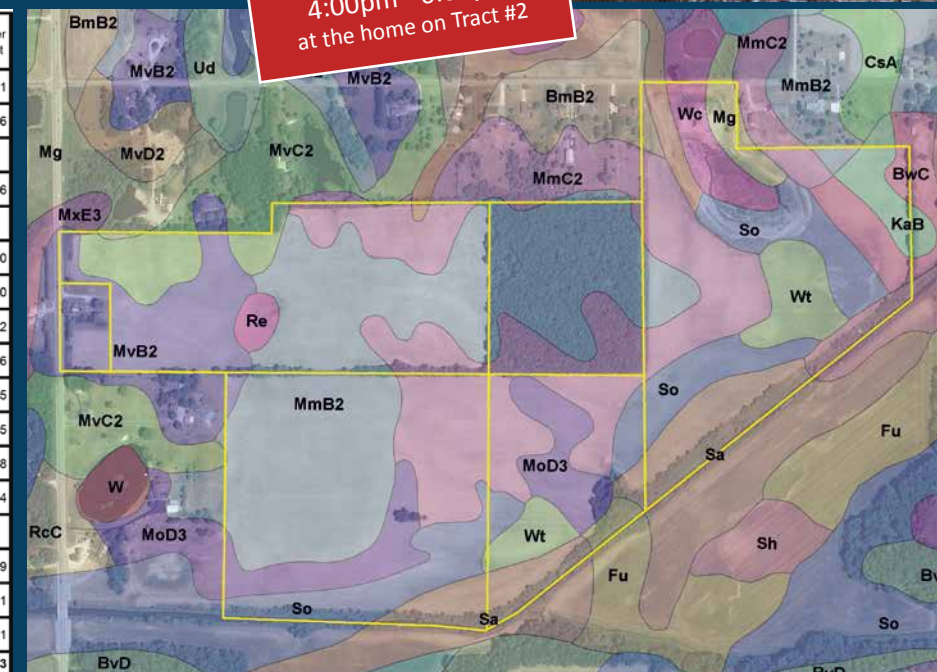
TRACT #6: 33± Acres including pond and tillable farmland. This tract has approximately 390 feet of frontage on CR 200S. Soils include Miami, Whitaker, Wawasee and Shoals. Enjoy the pond, entertain a home site or continue to farm as it is today.



**OPEN HOUSE
& INSPECTION**
Thursday August 1st
Wednesday Aug 7th
4:00pm - 6:00pm
at the home on Tract #2



Code	Soil Description	Acres	Percent of field	Corn	Corn silage	Grass legume hay	Pasture	Soybeans	Winter wheat
MmB2	Miami sandy loam	36.7	29.2%	135	19	4.5	8.9	47	61
MmC2	Miami sandy loam	26.8	21.3%	125	18	4.1	8.3	44	56
So	Sloan loam	13.9	11.1%	150	22			40	
MvB2	Morley loam	9.4	7.5%	125	18	4.1	8.3	44	56
Sa	Saranac silty clay loam	8.9	7.0%		21				
MoD3	Miami clay loam	7.6	6.0%	110		3.6	7.3	39	50
Wt	Whitaker loam	5.2	4.1%	154		5.1	10.1	51	70
MvC2	Morley loam	4.1	3.2%	115	17	3.8	7.6	40	52
Wc	Walkill Variant silty clay loam	2.7	2.2%	165	21	5.4	10.9	49	66
BwC	Boyer sandy loam	2.6	2.0%	90	15	3	5.9	32	45
KaB	Kalamazoo sandy loam	1.8	1.4%	130	18	4.3	8.6	46	65
Mg	Merrill loam	1.7	1.3%	170	23	5.6	11.2	49	68
Pw	Pewamo silty clay loam	1.3	1.0%	160	22	5.3	10.6	44	64
Sh	Shoals silt loam	1.3	1.0%	130	21			42	
Re	Rensselaer loam	0.9	0.7%	172		5.8	11.4	48	69
Fu	Fulton silty clay loam	0.7	0.6%	135	19	4.5	8.9	44	61
BmB2	Blount silt loam	0.3	0.3%	135	19	4.5	8.9	44	61
Weighted Average		123.4	17.1	3.6	7	41.1	47.3		



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts, subject to swing tract limitations and as a total 125.5±-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 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 Trustee's Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of home on Tract 2 shall be 30 days after closing. Possession of tillable land is at closing subject to the harvest of the 2013 crop.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

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.

STOCK PHOTOGRAPHY: Wildlife photos are for illustrative purposes only and were not taken on the property.

OWNER: Jerry Wigent & Estate of Jerry Walker • AUCTION MANAGER: Arden Schrader

SCHRADER
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www.schraderauction.com