

Columbia City, Indiana  
Whitley County

# LAND AUCTION

Just South of Columbia City - West of SR 9

# 142± Acres

Offered in 3 Tracts

- ◆ Productive Tillable Land
- ◆ Woods for Hunting & Recreation



Held at the Oak Grove Church of God  
2426 South Raber Rd., Columbia City, IN

## TUESDAY, SEPTEMBER 10TH • 6PM

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Columbia City, IN • Whitley Co.

800.451.2709  
SchradlerAuction.com

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950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709  
AUCTIONEER: Arden Schradler  
260-244-7606  
arden@schradlerauction.com  
AC63001504; AU01050022



Offered in 3 Tracts  
**142±  
Acres**

# LAND AUCTION

Columbia City, IN • Whitley Co.

Tillable Land + Woods

Columbia City, IN • Whitley Co.

**INSPECTION DATE:**  
**Wednesday, August 14 • 4-6pm**  
 Meet at Tract #2 - Washington Road

# LAND AUCTION

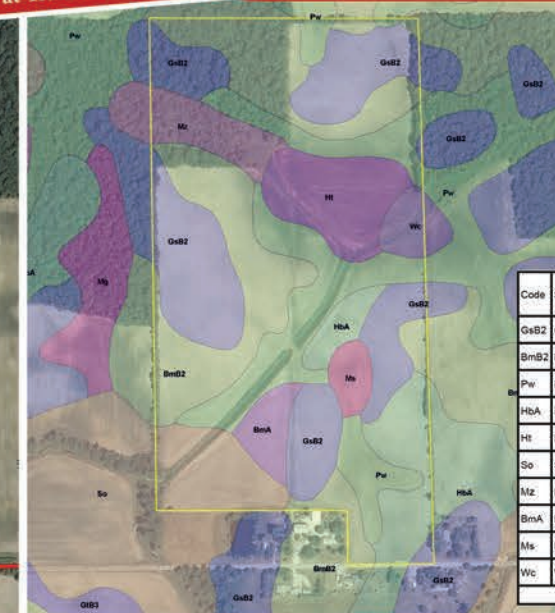
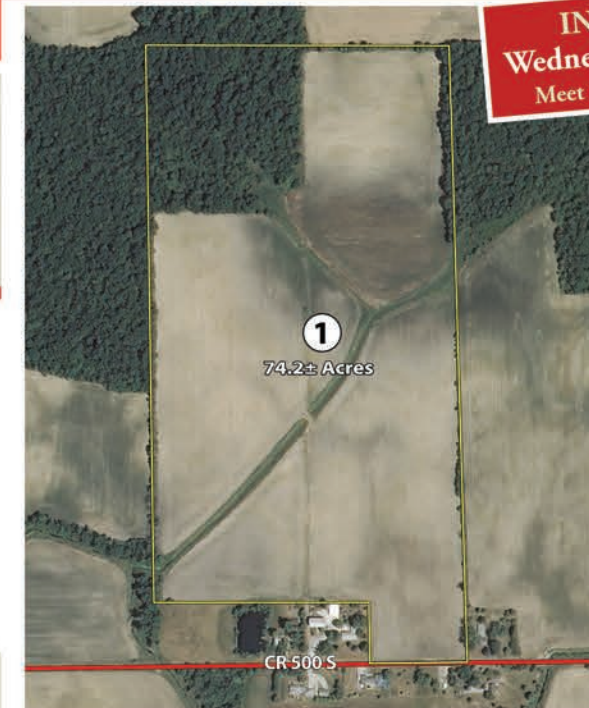
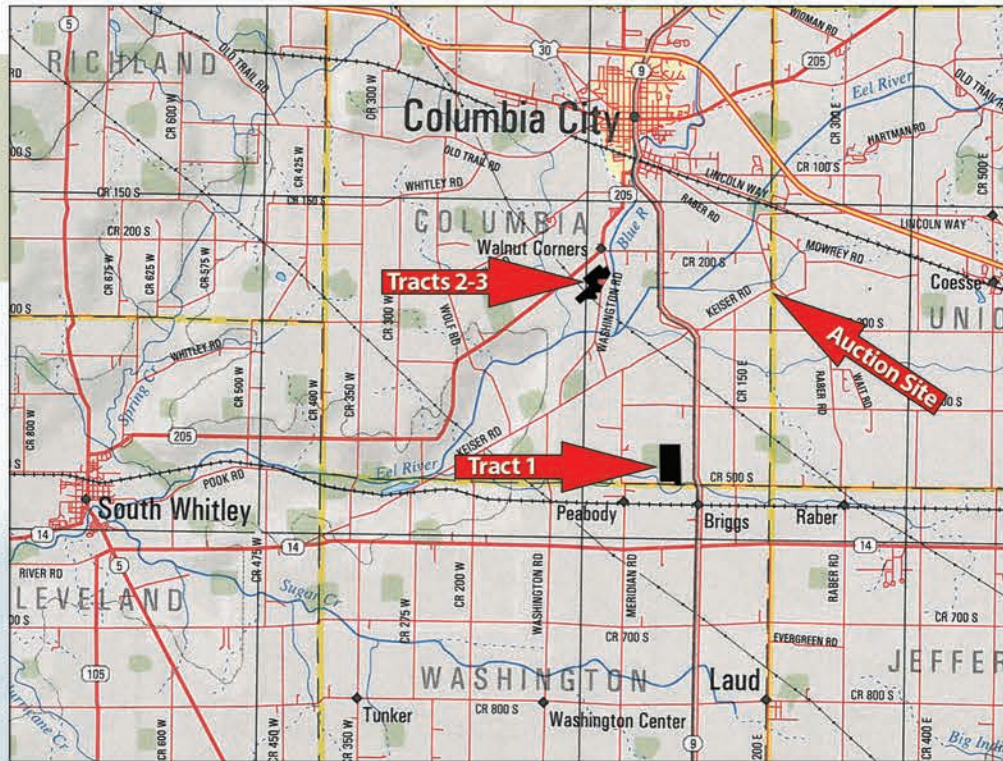
**142± Acres**  
 Offered in 3 Tracts

**TUESDAY, SEPTEMBER 10TH • 6PM**

**PROPERTY LOCATION:**

**TRACT 1** - 5 miles south of Columbia City, IN on SR 9 to CR 500S then west 1/4 mile to the property on the north side.

**TRACTS 2 & 3** - Approximately 1 mile southwest of Columbia City on SR 205 to Washington Road then south 1/4 mile to the property on the west side.



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Gx82	Glywood loam	18	24.5%	125	18	4.1	8.3	44
Bm82	Blount silt loam	17.9	24.2%	135	19	4.5	8.9	44
Pw	Pewamo silty clay loam	13.3	18.0%	160	22	5.3	10.6	44
HxA	Haskins loam	8	8.1%	155	22	5.1	10.2	51
Ht	Houghton muck	5.9	7.9%	151		4.9	9.9	41
So	Sloan loam	5	8.7%	150	22			40
Mz	Muskogo muck	3.2	4.3%	135	20	4.5	8.9	35
BxA	Blount silt loam	2	2.7%	140	19	4.8	9.2	48
Mx	Milford silty clay loam	1.4	1.9%	160	23	5.3	10.6	44
Wc	Walkill Variant silty clay loam	1.4	1.8%	185	21	5.4	10.9	49
<b>Weighted Average</b>		<b>142.2</b>	<b>18.4</b>	<b>4.4</b>	<b>8.7</b>	<b>43.9</b>	<b>56.8</b>	



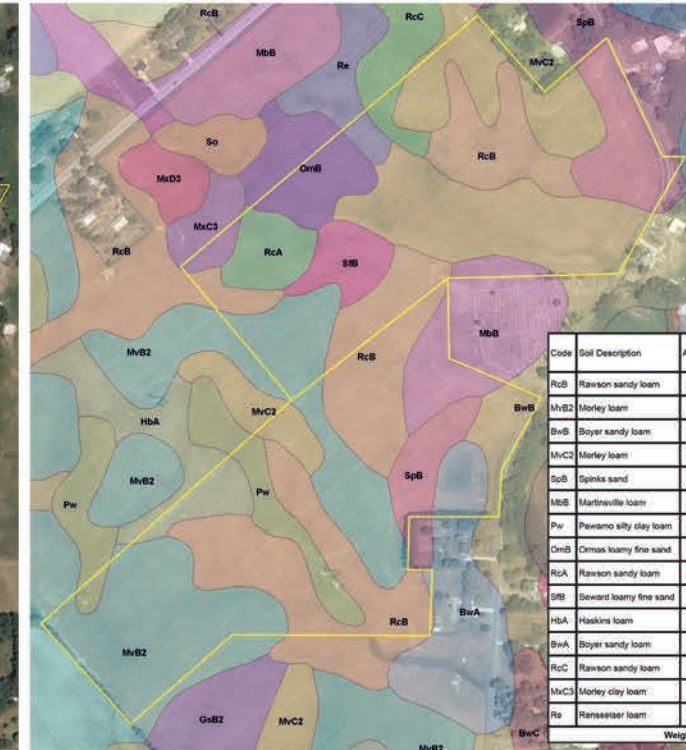
**AUCTION LOCATION:** Oak Grove Church of God Fellowship Hall, 2426 South Raber Road, Columbia City, IN. Approximately 2 miles southeast of Columbia City on Raber Road.

**TRACT DESCRIPTIONS:**

**TRACT 1:** 74.2± acres, 60± productive tillable acres and the balance in wooded acreage. Quality farmland with hunting and recreational land as well.

**TRACT 2:** 34.7± acres, mostly all tillable land with frontage on Washington Road.

**TRACT 3:** 34± acres, mostly all tillable land with frontage on Washington Road.



Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
RxB	Rawson sandy loam	17.6	25.9%	140	20	4.8	9.2	46
MxB2	Morley loam	14	20.6%	125	18	4.1	8.3	44
BxB	Boyer sandy loam	9.8	14.2%	100	16	3.3	6.6	35
MxC2	Morley loam	9.8	8.1%	118	17	3.8	7.6	40
SpB	Spinks sand	5.5	8.1%	85	13	3.1	6.3	33
MxB	Martinsville loam	2.8	4.1%	145	21	4.8	9.6	51
Pw	Pewamo silty clay loam	2.3	3.4%	160	22	5.3	10.6	44
RxA	Rawson sandy loam	2.1	3.0%	140	20	4.8	9.2	46
SxB	Steward loamy fine sand	2	2.9%	140	18	4.8	9.2	46
HxA	Haskins loam	1.5	2.3%	155	22	5.1	10.2	51
BxA	Boyer sandy loam	1.3	1.9%	100	16	3.3	6.6	35
RxC	Rawson sandy loam	0.8	0.9%	130	19	4.5	8.9	44
MxC3	Morley clay loam	0.5	0.7%	105	16	3.5	6.9	37
Rx	Remondet loam	0.5	0.8%	172		5.8	11.4	48
<b>Weighted Average</b>		<b>124.8</b>	<b>18.1</b>	<b>4.1</b>	<b>8.2</b>	<b>43.1</b>	<b>57.8</b>	



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts and as a total 142-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 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 has 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.**

**OWNER:** Doris E. Fenker Revocable Trust  
**AUCTION MANAGER:** Arden Schrader

**SCHRADER** 800-451-2709  
 Real Estate and Auction Company, Inc.

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