

Land Auction 86± Acres

Offered in 2 Tracts

Auburn, IN
DeKalb County



950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

Kevin Jordan • 260-229-1904 Cell

#AC63001504

#AU10600023

NOVEMBER 2013						
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



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Land Auction 86± Acres

Auburn, IN
DeKalb County

Offered in 2 Tracts

**Wednesday,
Nov. 13th • 10 AM**

Held at the Jackson Twp. Community Center

**Productive Tillable Land
Blount and Pewamo Soils**

Minutes from I-69

Just 2 Miles South of Auburn

8± Miles Northwest of Spencerville

20± Miles North of Fort Wayne

Land Auction

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Auburn, IN • Dekalb County

Wednesday, November 13th at 10 AM

Held at the Jackson Twp. Community Center

Offered in 2 Tracts

Property Location: From the intersection of Old SR 47 and CR 56 (just south of Auburn) travel east on CR 56 2 ¼ miles to the property.

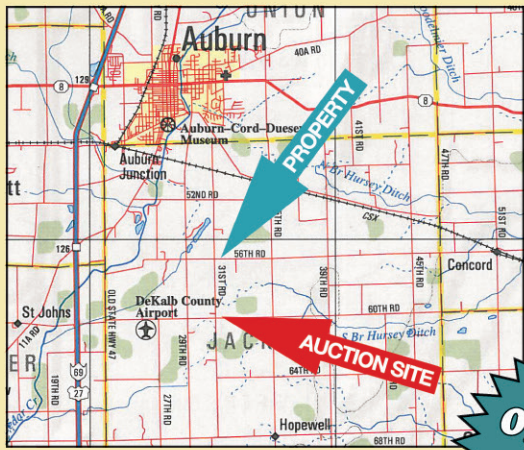
Auction Location: At the Jackson Township Community Center (Fire Department), 3390 County Road 60, Auburn, IN. From Tract 1 take CR 31 1 mile south to CR 60. Turn east on CR 60 and travel ½ mile to the building on the south side of the road.

Minutes from I-69
Just 2 Miles South of Auburn
8± Miles Northwest of Spencerville
20± Miles North of Fort Wayne

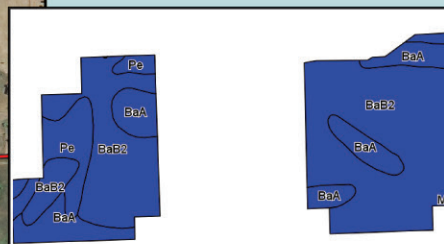
Tract Descriptions:

Tract 1: 39± acres all tillable with frontage on CR 56 and CR 31. Excellent soils including Blount and Pewamo.

Tract 2: 47± acres all tillable. Seller to retain an easement over the gravel drive through the property. Mostly Blount soils.



Great Opportunity to Buy at Auction!



INSPECTION DATE:
MONDAY, OCTOBER 28
1 PM to 3 PM

Walk-over inspections are available at any time.
Meet a Schrader Representative on Tract 2 for more information.

PRODUCTIVE TILLABLE LAND
BLOUNT & PEWAMO SOILS

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
BaB2	Blount silt loam, 1 to 4 percent slopes, eroded	60.97	70.9%	Blue	Ile	135	19	4.5	8.9	44	61
BaA	Blount silt loam, 0 to 2 percent slopes	16.63	19.3%	Blue	Ilw	140	19	4.6	9.2	46	63
Pe	Pewamo silty clay	8.23	9.6%	Blue	Ilw	155	22	5.1	10.2	42	62
MirC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	0.14	0.2%	Yellow	Ive	105	16	3.5	6.9	37	47
Weighted Average						137.8	19.3	4.6	9.1	44.2	61.5

OWNER: Southwest Development of Jackson Twp., LLC
AUCTION MANAGER:
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SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The Properties will be offered in 2 individual tracts and as a total 86± acres. There will be open bidding on both tracts and the whole during the auction as determined by the Auctioneer. Bids on tracts 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 deed sufficient to convey insurance 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 will provide a preliminary title insurance commitment to review prior to auction. Seller agrees to furnish Buyer(s) at Seller's expense an updated Owner's Policy of Title Insurance prior to closing.
CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing, subject to tenant's right to harvest growing crop.
REAL ESTATE TAXES: Buyer shall assume 2014 calendar year taxes due in 2015.
ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: Seller and successful bidder shall each pay half (50:50) of the cost of a new survey. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.
PLANNING APPROVAL: The sale of all tracts is subject to any necessary county planning approval or other necessary county approval. The real estate is being offered for agricultural purposes, and any construction on the property may require county approval.
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.
STOCK PHOTOGRAPHY: Some crop photos are for illustrative purposes only and were not taken on the property.
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ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.