



Productive Tillable Cropland

in 2 tracts

Acres

102±

LAND AUCTION

WHITLEY COUNTY, INDIANA

Schraderauction.com
800.451.2709

FEBRUARY 2014						
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	



e-mail: auctions@schraderauction.com

#AC63001504 #AVU01005815 #AV09200182
Arden Schradar
Auction Manager:

260-244-7606 or 1-800-451-2709

Columbia City, IN 46725
R.O. Box 508, 950 N. Liberty Drive

Real Estate and Auction Company, Inc.

SCHRADER

in 2 tracts

102±
Acres

WHITLEY CO., INDIANA

Quality Farmland

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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 discretion of the Auctioneer, 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.

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 survey. The type of survey shall be determined solely by the Seller. Survey shall be determined solely by the Seller. (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: Schradar 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.

owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty 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.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2014 taxes due in May of 2015 and thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchases Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an

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Tuesday, February 11 • 6:00 PM

AUCTION LOCATION: Eagles Nest Event Center located at Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision.

PROPERTY LOCATION: 3 ½ miles southwest of Churubusco OR 5 ½ miles northeast of Columbia City, IN on SR 205 to Tract 1 from the intersection of SR 205 & CR 550 E take CR 550 E north 1 ½ miles to Tract 2.

TRACT 1: 64.5± ACRES of mostly all tillable land with frontage on SR 205 & CR 300 N.

TRACT 2: 37.5± ACRES of mostly all tillable land with frontage on CR 550 E.

OWNER: JB Farm

AUCTION MANAGER: Arden Schrader

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www.SchraderAuction.com

