

LaGrange Co, IN • Near Pretty Lake



164±
Acres in 7 Tracts

Monday, October 29 • 6:00pm
at the
Stroh Church of Christ • Hudson, IN

- 109± Acres, Productive & Tillable
- Great Hunting - “Mud Lake Monsters”
- Potential Building & Pond Sites
- Wooded Recreational Land
- Close to Great Fishing & Water Skiing

800-451-2709
www.SchraderAuction.com



Auction

Land

Land Auction

Land Auction

164±
Acres in 7 Tracts

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31			
21	22	23	24	25	26	27
14	15	16	17	18	19	20
7	8	9	10	11	12	13
	1	2	3	4	5	6

OCTOBER 2018

SALE MANAGERS:
Roger Diehm • Robert Mishler
AC63001504, AU11200038,
AU08701553

NAA
LMA
INDIAN
ASSOCIATION
AUCTIONEER

Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725



Monday, October 29 • 6pm at the Stroh Church of Christ • Hudson, IN
Inspection Dates: Tuesday, October 2 & Tuesday, October 16 • 4:30-6:00pm

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SCHRADER
Real Estate and Auction Company, Inc.

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Deer harvested on the property.



AUCTION TERMS & CONDITIONS:

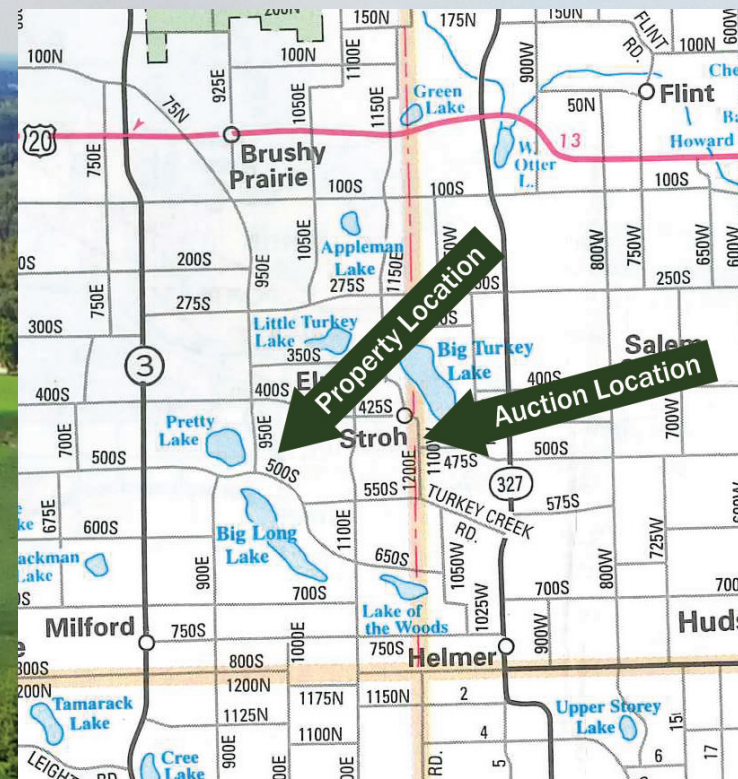
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 164-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations 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 Warranty Deed(s). **CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction. **POSSESSION:** Possession is at closing, subject to tenant's rights to harvest the growing crop. **REAL ESTATE TAXES:** Real estate taxes will be prorated 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.**



Farm is available for the 2019 farming year!

10± miles north of Kendallville • 15± miles west of Angola • 40± miles north of Fort Wayne

Auction Location: Stroh Church of Christ • 4540 S 1100 W, Hudson, Indiana 46747 • On the southeast edge of Stroh

Property Location: Located 2 miles west of Stroh Indiana on 400 S/425 S. Take 400 S to 950 E, travel south one and a half miles to property. Property has 950 E as a border to the west and 500 S as a border to the south. Property is located on the east side of Pretty Lake and Big Long Lake.

Inspections: Tuesday, October 2 & 16 • 4:30-6pm | Meet a Schrader Representative at the property.

TRACT DESCRIPTIONS

TRACT 1: 36± ACRES with approximately 33 acres tillable. Consider the potential building sites!

TRACT 2: 15± ACRES consisting of 10± acres tillable and 5± acres wooded. This site provides recreation along with possible building site.

TRACT 3: 11± ACRES with approximately 7 acres of tillable land with the balance wooded. This tract of land offers a great view for a building site.

TRACT 4: 25± ACRES with 14± acres tillable. Consider the great hunting potential, several beautiful potential building sites, and an excellent area for a pond. This type of land does not become

available often, so be sure to come and place your bid!

TRACT 5: 28± ACRES with 18± acres tillable and 10± acres wooded. This tract offers both a great potential building site along with recreation value and a beautiful possible pond site.

TRACT 6: 30± ACRES with 17± acres tillable land and 13± acres wooded. A great hunting tract!

TRACT 7: 19± ACRES, SWING TRACT with approximately 10 acres of tillable and 9± acres wooded for excellent hunting & recreational. This "swing" tract must be combined with another tract providing access or bid on by an adjoining landowner.

Seller: Southport Holdings, LLC • Sale Managers: Roger Diehm & Robert Mishler

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