

Real Estate Auction

100± Acres in 4 Tracts

- Tillable Land
- Recreation Land
- Possible Building Sites

Monday, October 22 • 6pm | Eagles Nest Event Center • Columbia City, IN

Inspection Dates: Sunday, September 23 • 1-3pm | Wednesday, October 3 • 4-6pm or call the Sales Manager to set up an appointment.

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Sale Manager: Ritter Cox • 260-609-3306
AC63001504, AU08600254

OCTOBER 2018

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
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28	29	30	31			

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Real Estate and Auction Company, Inc.

Corporate Headquarters:
950 N Liberty Drive, Columbia City, IN 46725
800-451-2709 • www.SchraderAuction.com

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Monday, October 22 • 6pm | Thorncreek TWP • Whitley CO



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AUCTION LOCATION

Eagles Nest Event Center • 125 S. Eagle Glen Trail, Columbia City, IN • Located in Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen subdivision.

PROPERTY LOCATION

From US 30 & St Rd 109, Columbia City, IN 46725. Travel North on St Rd 109 approx 1.5 miles to Etna Rd. Then turn west (left) and travel approx. 1.5 miles to property.

TRACT DESCRIPTIONS

TRACT 1: 9.5± ACRES. Tillable acres with frontage on Etna Rd. Tract is gently rolling, possible building sites, or combine w/ Tract 4 for income and recreation.

TRACT 2: 5.5± ACRES. Tract features approx. 1900± sq ft 2 story home w/ 4 bedrooms. Also includes detached concrete block garage and 38' x 80' steel building for storage. Excellent country setting with large lot. Mini farm opportunities or invest for rental income.

TRACT 3: 25± ACRES. Tillable acres and wooded acres. Tract offers nice ridge to back with frontage on Etna Rd. Combine w/ Tract 4 for approx. 85± acres of diversification to your property purchase, possible building sites.

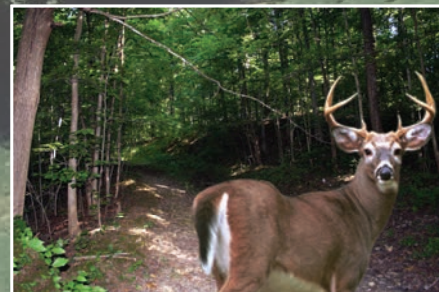
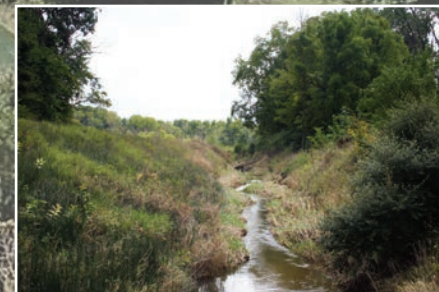
TRACT 4 (SWING TRACT): 60± ACRES. Tillable acres plus wooded acres. Rolling terrain excellent income from farming or timber management. Very good hunting and recreation tract. Crop income. This tract will need to be combined with either Tract 1 or 3. Buyer will also receive area with walk bridge to access this tract. Also could be purchased by adjoining land owner.



100±

Acres in 4 Tracts

Tillable Land Recreation Land Possible Building Sites



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts (swing tract limitations), any combination of tracts and as a total 100± 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. If tract 2 sells individually, a \$10,000 down payment will be sufficient. 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 Trustees Deed(s). **CLOSING:** The targeted closing date is approximately 30 days after the auction. **POSSESSION:** Possession is at closing, subject

to tenants rights to harvest 2018 crop. **REAL ESTATE TAXES:** Taxes will be prorated to the day 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.** Some of these photos are for illustrative purposes and were not photographed on the property.

OWNERS: Charles E. & Vesta J. Bennett Trust | SALES MANAGER: Ritter Cox • 260-609-3306

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