



800.451.2709  
SchraderAuction.com



**Monday, March 21st @ 6:00 PM**  
Property to be sold in 1 Tract  
**104± Acres**

- Excellent Opportunity to Purchase a Potential Homesite
- Approximately 10 Acres Tillable
- Beautiful setting of Wooded Acreage along with Waterways and Ditches

**Real Estate AUCTION**  
St. Joseph County, IN

950 N Liberty Drive, Columbia City, IN 46725  
800.451.2709 • SchraderAuction.com

**CORPORATE HEADQUARTERS:**



Real Estate and Auction Company, Inc.



Lee Beer: (574)518-9109  
AC63001504, AU01026980

**SALE MANAGER:**

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MARCH 2022

St. Joseph County,  
Indiana

**Monday, March 21st @ 6:00 PM**  
Property to be sold in 1 Tract  
**104± Acres**

**Real Estate AUCTION**

**104± Acres**

# Real Estate AUCTION

St. Joseph County,  
Indiana

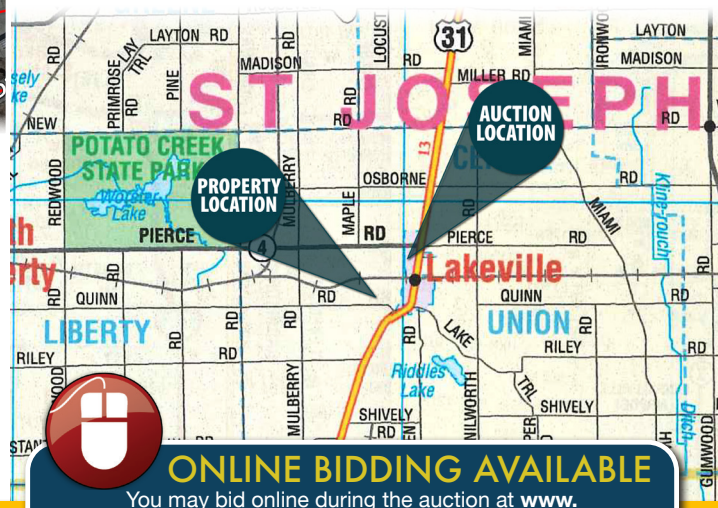
# 44+ Acres

Property to be sold in 1 Tract  
**Monday, March 21<sup>st</sup>**  
**@ 6:00 PM**



**INSPECTION DATE:**  
**Tues., March 1<sup>st</sup> from 4PM-5:30PM**  
**(Meet Representative on Site)**

Excellent opportunity to purchase a potential homesite along with plenty of opportunities to hunt deer and turkeys along with other wildlife. Approximately 10 acres tillable, which are rented for 2022 crop year. Wooded acreage along with waterways and ditches make for a beautiful setting just outside of Lakeville, but not far from South Bend.



**Auction Location:** Lakeville Community Center (The Barn). 214 W Patterson St. Lakeville, IN 46536

**Property Location:** Turn west off of South Michigan in the town of Lakeville, on to Mangus St, then a quick left on Quinn Rd. 1/4 mile to intersection of Quinn Trail and Quinn Road. Turn right on Quinn Rd to property on the right.



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

**Owner:** Chuck Leuck  
**Auction Manager:** Lee Beer, (574) 518-9109  
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**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 1 individual tract, any combination of tracts and as a total 43-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 targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Seller shall pay all 2021 real estate taxes due and payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing. Current year taxes prorated to 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 pro-

posed 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.  
**CROP RIGHTS:** Tillable land subject to tenants 2022 crop rights.