

Thursday, May 28 at 6pm EST

- 70+ Acres of FSA Tillable Ground • Road Frontage Along CR 40A • Farming Rights in 2027
- Potential Build Sites • 19+ Acres of Recreational Land with a Pond



90<sup>±</sup>  
acres

Excellent DeKalb County

Offered in 3 Tracts

Land Auction

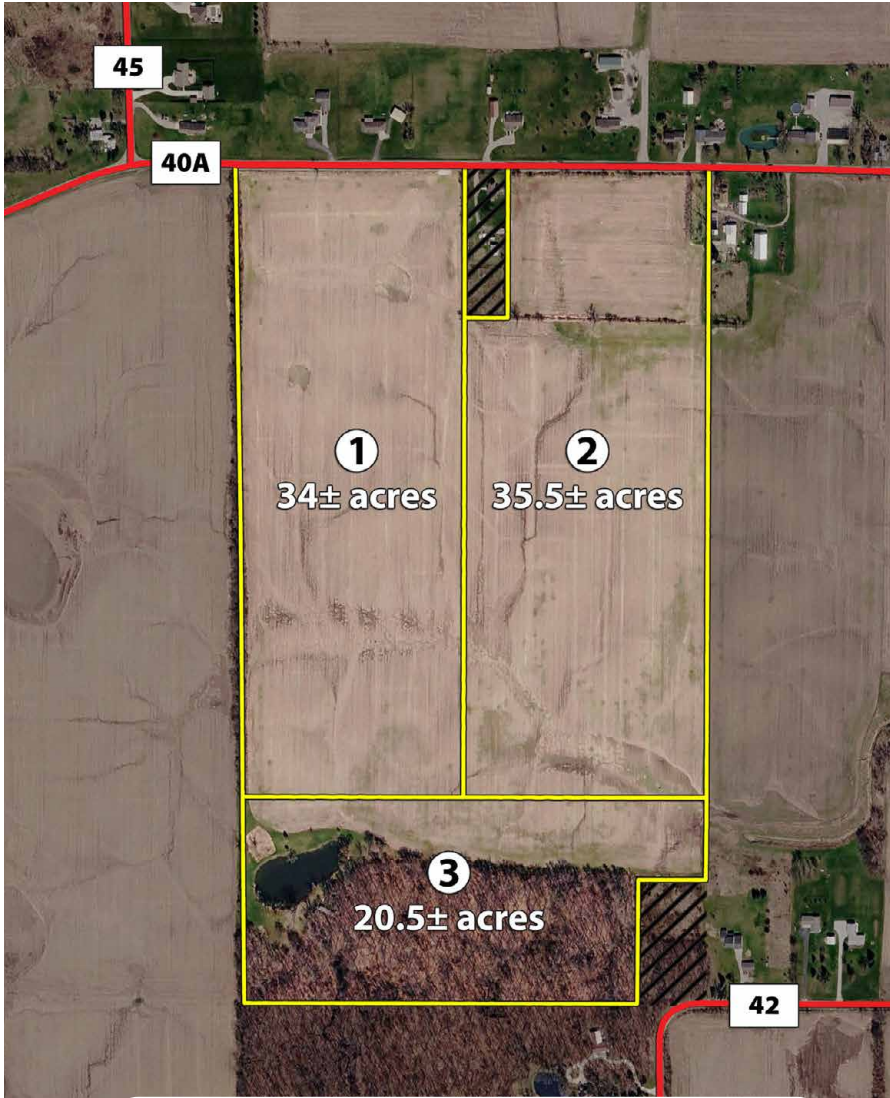
ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

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Inspection Dates: Tue, May 12 • 4-5pm & Thu, May 21 • 4-5pm

*This farm offers 90± acres with multiple tracts available in tillable and recreational land. The primary attraction is the 70± acres of productive FSA tillable farmland with great frontage along County Road 40A. Tillable soils primarily ranging in Pewamo silty clay and Blount loam across a flat topography, only a couple miles outside Auburn. The property also offers 20.5± acres of wooded recreational land and a small pond with high wildlife traffic. There is a trailer house and dock set up at the pond making it an ideal campsite location or family hangout. Farming rights in 2027. Not a farm you will want to miss out on!*

**TRACT 1- 34± ACRES** of 100% tillable farmland with soils ranging in Pewamo silty clay and Blount loam. Tract has a flat topography with a driveway off County Road 40A. Would make a great build site pending approval of DeKalb County Planning. Farming rights in 2027.

**TRACT 2- 35.5± ACRES** of tillable farmland with primarily Blount loam soils mixed with Pewamo silty clay. Tract has a flat topography with access off County Road 40A. Does have a fencerow splitting a portion of the tract. Would make a great build site pending approval of DeKalb County Planning. Farming rights in 2027.

**TRACT 3 (SWING TRACT)- 20.5± ACRES** of wooded recreational land. This tract is a "swing tract" and can be purchased by an adjoining landowner. Tract has a small pond with a maintained grass area surrounding it. There is an old house trailer and a dock set up along the pond. Some mature timber and heavy deer and turkey traffic throughout. Trails going through the woods.

**Seller:** 1998 Irrevocable Trust of Kris Daniels

**Sale Managers:** Daniel Days · 260.233.1401 & Dean Rummel · 260.343.8511



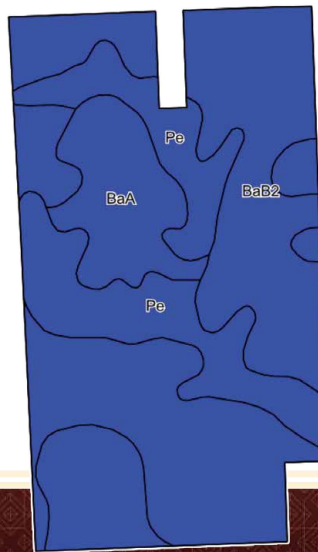
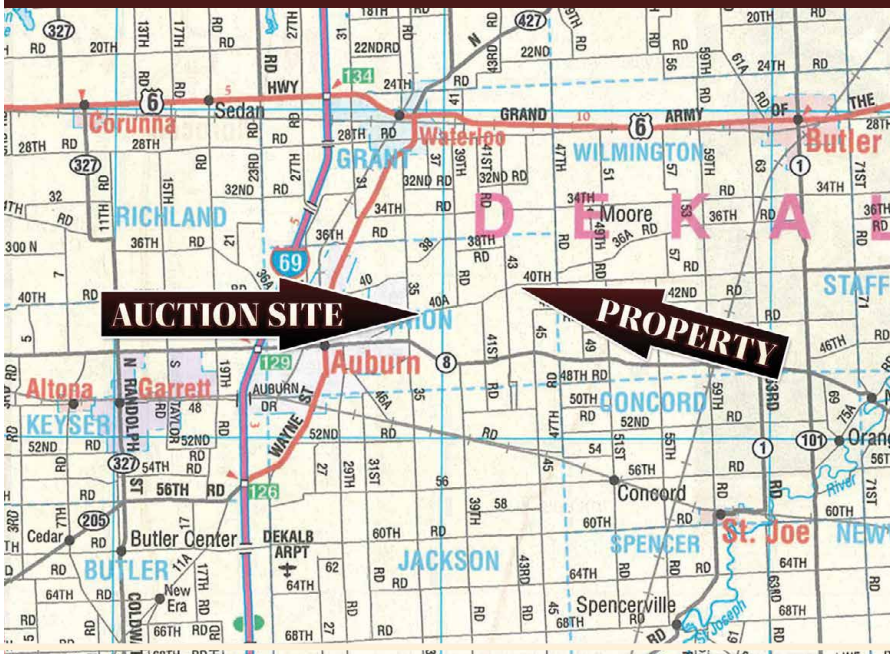
**ONLINE BIDDING AVAILABLE** You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

**Auction Location:** Soul's Harbor Assembly of God Church, 3810 County Road 40A, Auburn, IN 46706

**Directions to Property:** For Tracts 1-2, Take State Road 8 east out of Auburn, IN. Continue east for 3 miles and arrive at County Road 43. Turn left and head north for 1.5 miles and arrive at County Road 40A. Turn right and head east ¼ mile and the property will be located on the south side of the road.



Code	Soil Description	Acres	% of Field	Non-Irr Class	Corn Bu	Corn Silage Tons	Grass Legume Hay Tons	Pasture AUM	Soybeans Bu	Winter Wheat Bu
BaB2	Blount loam, interlobate moraines, 1-4% slopes, eroded	50.39	55.9%	Ile	137	17	5	9	50	54
Pe	Pewamo silty clay	29.19	32.4%	Ilw	155	22	5	10	42	62
BaA	Blount loam, interlobate moraines, 0-2% slopes	10.50	11.7%	Ilw	142	17	5	9	52	56
<b>Weighted Average</b>					<b>2.00</b>	<b>143.4</b>	<b>18.6</b>	<b>9.3</b>	<b>47.6</b>	<b>56.8</b>



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**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts (subject to "Swing" tract limitations) & as a total 90± acres. There will be open bidding on each individual tract, as well as combination of tracts.

**DOWN PAYMENT:** 10% down payment on the day of the 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, & 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 representation of the Sellers' acceptance or rejection.

**DEED:** Seller shall provide a Trustee's Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

**POSSESSION:** Possession is at closing subject to the tenant's rights for the 2026 crop.

**FARMING RIGHTS:** Buyer will have 2027 farming rights.

**REAL ESTATE TAXES:** Seller will be responsible for all 2026 real estate taxes due in 2027.

**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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**BUILDING SITES:** For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission & Health Departments.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & have been estimated

based on current legal descriptions and/or aerial photos.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Schrader Real Estate and Auction Company, Inc.  
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# 90<sup>±</sup>

acres

Offered in 3 Tracts



Licensed Real Estate Broker:

Daniel James Days · 260.233.1401 #RB22000867

Licensed Real Estate Broker & Auctioneer:

Dean G. Rummel · 260.343.8511 #RB14052473, #AU08801377

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