

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 23.14± acres. There will be open bidding on each individual tract, as well as the whole.

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, 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty 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 will be delivered at closing.

However, immediate access is available **prior to closing** for spring farming activities (including planting the 2026 crop), subject to Buyer's execution of a Pre-Closing Access Addendum.

FARMING RIGHTS: Buyer will have 2026 farming rights.

REAL ESTATE TAXES: Property taxes will be prorated to the day of closing.

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 Sellers 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 St. Joe Zoning Committee and Health Departments.

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.

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.



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AUCTION MANAGER

Daniel Days • 260.233.1401

Daniel James Days • Real Estate Broker #RB22000867



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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Eastern DeKalb County Land AUCTION

23.14± ACRES
Offered in 2 Tracts

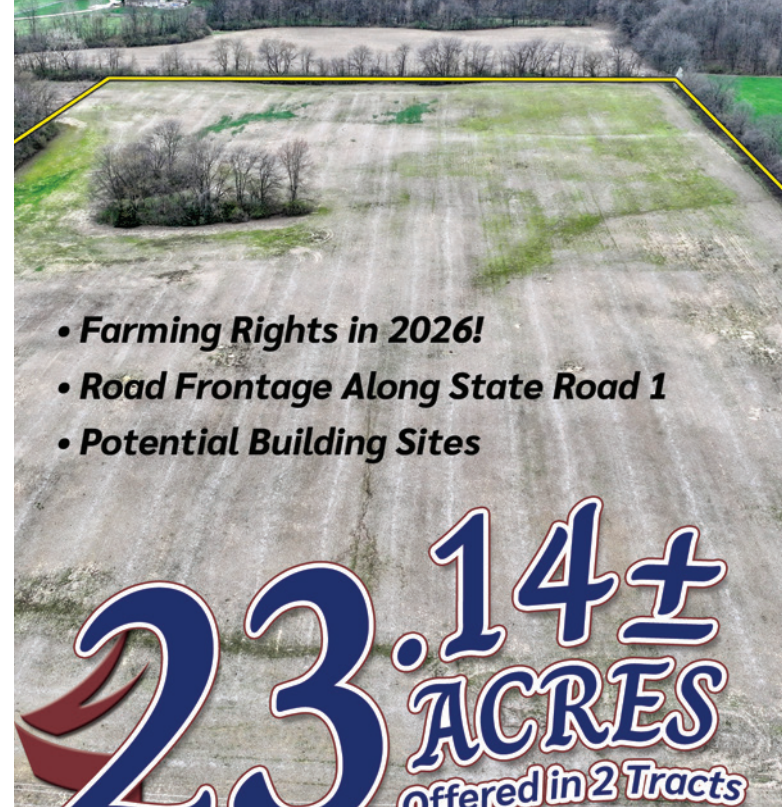
TILLABLE LAND

Tuesday, June 2

6:00pm EST

held at Spencerville Community Club

Eastern DeKalb County Land AUCTION



- Farming Rights in 2026!
- Road Frontage Along State Road 1
- Potential Building Sites

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23.14± ACRES

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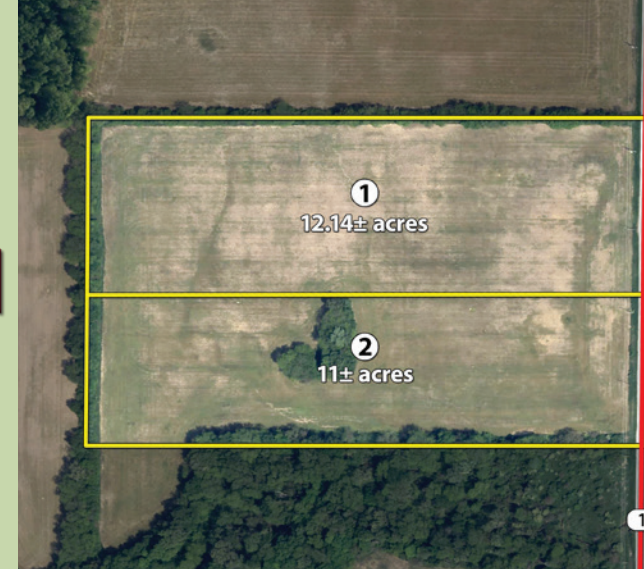
TILLABLE LAND

Tuesday, June 2

6:00pm EST

Farming Rights in 2026!!! This farm offers 23.14± acres in 2 tracts making great farmland or potential build sites. Property is nearly 100% tillable with a small growth of trees in the center of the field. Soils are primarily Glynwood loam and Rawsom sandy loam. This farm does not currently have a farmer for 2026 and the seller is giving farming access to the buyer the day after the sale. Land has great frontage along State Road 1 and is located just outside St. Joe. Don't miss this opportunity to obtain an incredible piece of land in DeKalb County!

held at Spencerville Community Club
5629 CR 68, Spencerville, IN, 46788



TRACT 1 - 12.14± acres of 100% tillable farmland with soils ranging in Glynwood loam and Rawsom sandy loam. Tract has a flat topography with access off of State Road 1. Would make a great build site pending approval of St. Joe Zoning Committee. Farming rights in 2026.

TRACT 2 - 11± acres of tillable farmland with primarily Glynwood loam and Rawsom sandy loam soils. Tract has a flat topography and a small bunch of trees in the center of the field. Land has great access off State Road 1. Would make a great build site pending approval of St. Joe Zoning Committee. Farming rights in 2026.

DIRECTIONS TO PROPERTY:

Take State Road 1 south out of St. Joe. Travel south for 1 mile, the property is on the west side of the road just before arriving at CR 64.

INSPECTION DATES

Thursday, May 14 • 4:00 - 5:00 pm
Tuesday, May 19 • 4:00 - 5:00 pm



OWNER: Liat Greener

AUCTION MANAGER:

Daniel Days

260.233.1401



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