

# Beautiful Recreational LAND AUCTION



**36±** Offered in 2 Tracts  
*Acres*

WHITLEY COUNTY, IN

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

**CORPORATE OFFICE:**  
950 N Liberty Dr • Columbia City, IN 46725

**AUCTION MANAGERS:**  
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Schrader Real Estate and Auction Company, Inc.,  
CO81291723, AC63001504



**800-451-2709**  
**SchraderAuction.com**



JULY 2026						
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	21	22	23	24	25
26	27	28	29	30	31	

WHITLEY COUNTY, IN

# Beautiful Recreational LAND AUCTION



**36±**  
*Acres*

Offered in 2 Tracts

- Potential Build Sites
- 720 Feet of Lake Access
- Excellent Hunting Tracts
- Easy Road Access
- Secluded Pond

Auction held at Tri-Lakes Lions Club,  
2935 E Colony Ave., Columbia City, IN, 46725.

*Thursday,*  
**July 16<sup>th</sup> • 6:00pm EST**



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**THE ORIGINAL MULTI-TRACT AUCTIONS**

WHITLEY COUNTY, IN

# Beautiful Recreational LAND AUCTION

## Thursday, July 16<sup>th</sup> • 6:00pm EST



# 36± Acres

Offered in 2 Tracts

*Inspection Dates:*

Tuesday, June 23<sup>rd</sup> • 4pm-5pm

Thursday, July 2<sup>nd</sup> • 4pm-5pm

**ADDRESS & DIRECTIONS TO PROPERTY:** 3230 W 700 N, Columbia City, IN 46725. Take SR 9 south out of Merriam towards Columbia City for 3 miles until you arrive at East 600 N. Turn west and continue down the road for 1.5 miles until you arrive at SR 109. Turn north and travel up to West 700 N and head west. Continue down 700 for 3 miles past Loon Lake. The property is located on the north side of the road.

**AUCTION LOCATION:** Tri-Lakes Lions Club, 2935 E Colony Ave., Columbia City, IN, 46725.

**GENERAL PROPERTY DESCRIPTION:** If you are looking for your own recreational land don't look any further! Offering 36± acres of recreational ground selling in 2 tracts, this unique Whitley County property combines outstanding potential for hunting, trail riding, potential future building sites, or your own private weekend getaway. The property features approximately 720' of frontage along Old Lake, a secluded waterfowl pond, and acres of wooded land providing prime wildlife habitat. An open waterway running through the property offers kayak access to scenic Loon Lake, creating even more recreational opportunities. A former homesite once overlooked the pond from the southwest corner of the property, with an existing driveway and shed still visible off West 700 N. The shallow pond and surrounding vegetation attract a wide variety of wildlife, making this an ideal setting for hunters and outdoorsmen. Whether you are looking for your first recreational property, a private hunting retreat, or a place to build your future home, this property offers the location, habitat, and potential to bring your vision to life. *Don't miss this rare opportunity to own a truly unique piece of Whitley County recreational land!*

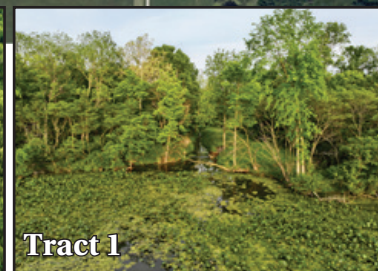
### TRACT DESCRIPTIONS:

**TRACT 1: 16± ACRES.** This tract offers the entire 720' of lake access along Old Lake along with the pond. There was a previous home site located on this tract in the southwest corner and there is still a driveway access to the site. This tract would make a great potential homesite or recreational piece!

**TRACT 2: 20± ACRES.** This tract is nearly 100% wooded land. There is an open water way that flows through the northeast portion of the tract. There is approximately 1.75± acres of wooded land owned on the other side of the ditch. This would make an excellent potential build site or recreational property.



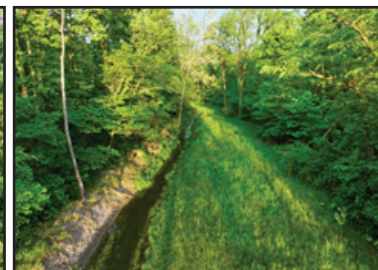
Tracts 1 & 2



Tract 1



Tract 2



**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.

**SELLERS:** Thomas Leedy, Steven Leedy, Victoria Leedy, Joshua Eby, Terri Leedy, Kamden Leedy, Brady and Tyler McNamara

**AUCTION MANAGERS:** Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511



# SCHRADER

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts as a total 36±/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, 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:** At closing.

**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 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 Whitley County Planning Commission 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.**

**STOCK PHOTOGRAPHY:** Animal Photos are for illustrative purposes only and are not of the auction property.