



Diverse Land Auction

125.25± acres

Offered in 4 Tracts or Combinations

 	AUGUST	SU	M	TU	W	TH	F	SA
		2	3	4	5	6	7	8
		9	10	11	12	13	14	15
		16	17	18	19	20	21	22
		23/30	24/31	25	26	27	28	29

Auction Managers:

Luke Noble Schrader • 260.229.7089

#AU12100009, #RB20001312

Kevin Jordan • 800.451.2709 # AU10600023, #RB14040687

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3% Buyers Premium

Mill Creek, IN • LaPorte County • 9± Miles E of LaPorte
• 15± Miles W of South Bend • 15± Miles SE of New Buffalo

Monday, August 10 • 6pm ET/5pm CT

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725 #AC63001504, #CO81291723

Mill Creek, IN • LaPorte County • 9± Miles E of LaPorte • 15± Miles W of South Bend • 15± Miles SE of New Buffalo

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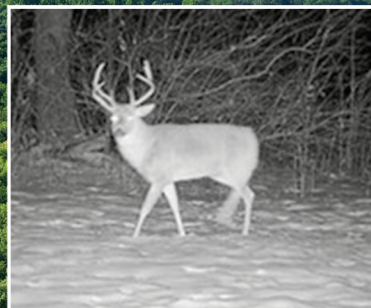
Tracts 1-3

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Tracts 2 & 3 Woods



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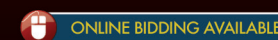
- FANTASTIC Hunting • 75.45 FSA Cropland Acres
- Recreational Wooded Land • Great Habitat for Deer & Turkey

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General Property Description: The Grocki farm is an exceptional property containing both tillable acreage and quality hunting opportunities. From a production standpoint, the farm is comprised primarily of Tracy sandy loam soils. The topography of the property allows for excellent natural surface drainage and the low woodland allows for an excellent drainage location. The photos speak for themselves on the quality of game on the farm for hunting. The marsh and wooded land create an exceptional habitat for quality whitetails and turkey. Be sure to inspect this exciting farm and be prepared to bid your price on Aug 10th!

Tracts 1-3

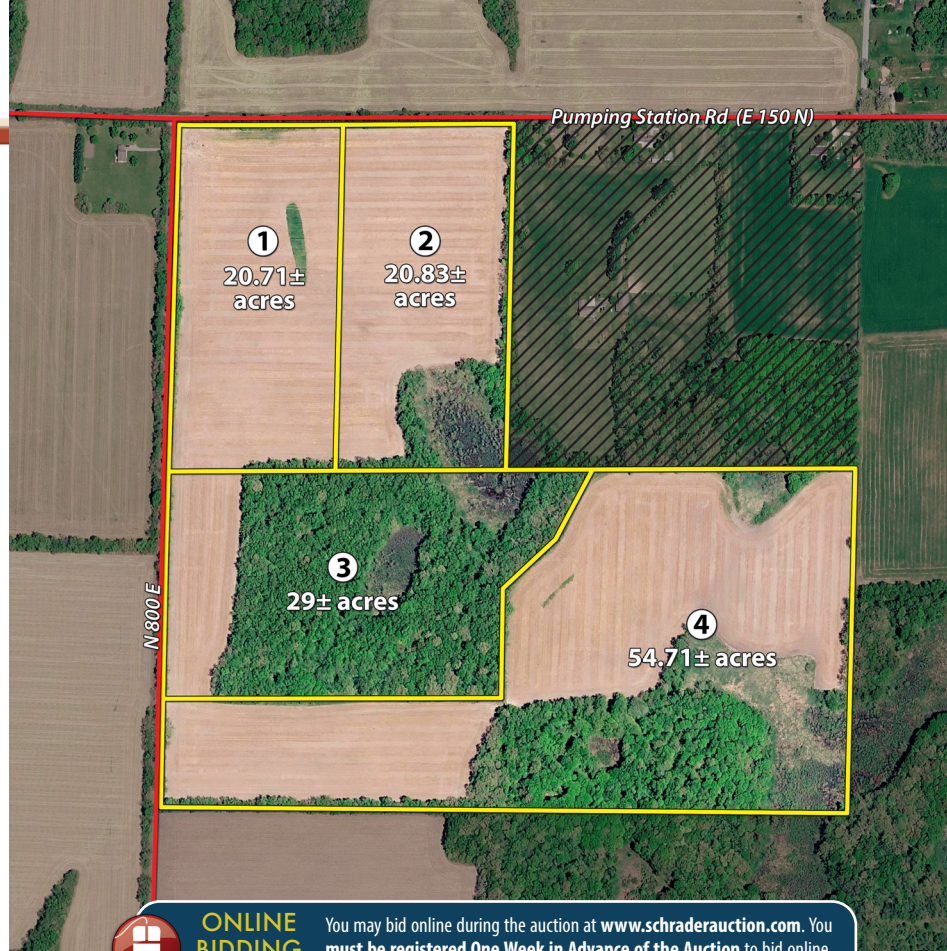
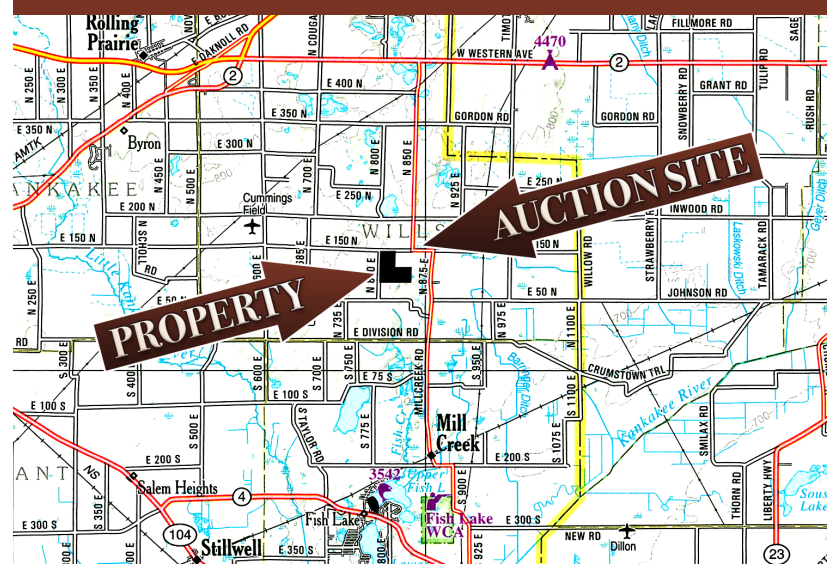


INSPECTION DATES: Wed, July 15 • 11am-1pm CT & Mon, August 3 • 4-6pm CT. Meet a Schrader Representative at the property for more information.



Tracts 3 & 4

AUCTION LOCATION: Sauktown Church of Christ, 8751 E 150 N, Mill Creek, IN 46365
PROPERTY LOCATION: N 800 E, Mill Creek, IN 46365 • From the intersection of SR 2 and Pumping Station Rd (E 150 N) just northeast of LaPorte, head east on Pumping Station Rd for 7 miles. The property will be on your right.



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 Co. 800-451-2709.

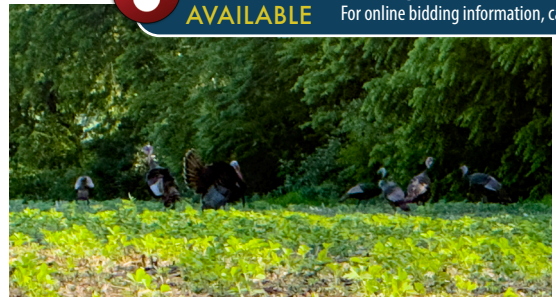
TRACT 1 - 20.71± ACRES of nearly 100% tillable farmland comprised of Tracy Sandy loam soils. This tract contains frontage on both Pumping Station Rd and N 800 E. This production oriented tract would serve as a great add on to an existing farming operation!

TRACT 2 - 20.83± ACRES of primarily tillable land, and also contains woods and a marsh on the southeast side of the tract. This tract is a great fit if you are looking for a hunting property that produces income from cash rent. Many turkey have been spotted on this tract during the prepping of marketing materials.

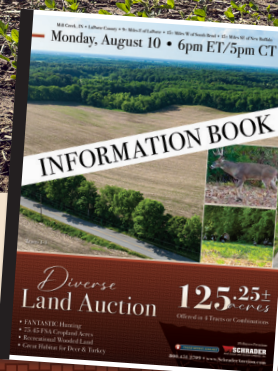
TRACT 3 - 29± ACRES that is the most recreational-oriented of the tracts offered. The majority of this property is wooded and contains a marsh in the center and northeast side of the woods. Check out the photos for evidence of wildlife moving through these woods!

Consider the potential build site opportunities on tracts 1-3 given the topographic layouts and scenery!

TRACT 4 - 54.71± ACRES that is diverse in its makeup containing majority cropland acres, woods, and two marshes. This property is unique in the seclusion that it offers on the east side. It will be tough to find a better whitetail setup on this size of acreage than this given the seclusion, habitat, and food source. If you are looking for a property to produce income or farm yourself as well as hunt, this tract deserves some serious attention!



Contact the Auction Company for a detailed Information Book w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.



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Seller: Grocki Family Irrevocable Trust
Auction Managers: Luke Schrader • 260.229.7089
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 Real Estate and Auction Company, Inc.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 125.25± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.
BUYERS PREMIUM: The purchase price will be the bid amount plus a 3% buyer's premium.
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, & 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 the appropriate Deed(s).

CLOSING: The targeted closing date will be approximately 45 days after the auction.
POSSESSION: Possession is at closing, subject to the farm lease which shall terminate February 2027.
REAL ESTATE TAXES: Seller shall be responsible for 2026 taxes due in 2027. Buyer to be responsible for all taxes thereafter.
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.
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.
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.**