



Excellent DeKalb County, IN

67± Land AUCTION Acres

Offered in 5 Tracts or Any Combination

SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGERS:

Daniel Days • 260-233-1401

Dean Rummel • 260-343-8511

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 Dean G. Rummel, RB14052473, AU08801377
 Schrader Real Estate and Auction Company, Inc.,
 CO81291723, AC63001504



800-451-2709

SchraderAuction.com

| AUGUST 2026 | | | | | | |
|-------------|-----|-----|-----|-----|-----|-----|
| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
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| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

Auction held at International Monster Truck Museum, 541 W Main St, Butler, IN, 46721



**THURSDAY,
 AUGUST 6TH
 AT 6:00PM EST**

Excellent
 DeKalb County, IN
 Land
 AUCTION

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- 49.8± acres of FSA tillable land
- Road frontage along State Road 6
- Farming rights in 2027
- Potential build sites
- 22± acre tract of recreational/hunting land
- Excellent Investment Opportunity
- Blount Loam & Pewamo Silty Clay Loam Soil Types



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Tract 1



Tract 2



Tract 3

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TRACT 1

TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES of tillable farmland with excellent dual road frontage along US Highway 6 on the south and CR 26 on the north. Soils are primarily Blount loam. In addition to its tillable value, this tract offers strong potential buildable and development potential given its high-visibility location along SR 6 just outside Butler. An outstanding opportunity for the investor, developer, or buyer looking for a versatile small acreage with maximum road exposure. *Consider combining with Tract 2 for additional contiguous tillable acreage.*

TRACT 2: 15± ACRES of productive tillable farmland with dual road frontage on US Highway 6 to the south and CR 26 to the north. Soils are primarily Blount loam and Pewamo silty clay loam. A large, open, and easily accessible tract well-suited for the farming operation seeking quality ground with excellent road access. Farming rights available beginning 2027. Potential for a build site along the west side of the tract. *Consider combining with Tract 1 to assemble a 20± acre parcel with outstanding highway frontage.*

TRACT 3: 6.2± ACRES of tillable land located south of the railroad with access along CR 79. Soils consist of Morley silty clay and Pewamo silty clay loam, with 6" field tile drainage in place. In addition to its cropland value, this tract presents an excellent potential build-site opportunity with a treeline separating it from a majority of the tillable land. *Consider combining with Tract 4 for a larger contiguous holding along CR 79.*



TRACTS 1 & 2



TRACTS 3-5

THURSDAY, AUGUST 6TH AT 6:00PM EST

DIRECTIONS TO PROPERTY:

For Tracts 1-2: Take SR 6 east out of Butler, IN. Continue east for 2.5 miles and the property is located on the north side of the road.

For Tracts 3-5: Take SR 6 east out of Butler, IN. Continue east for 3 miles. Turn south onto CR 79, cross over the tracts and the property is located on the west side of the road.

AUCTION LOCATION: International Monster Truck Museum, 541 W Main St, Butler, IN, 46721.

INSPECTION DATES:

Tuesday, July 14th • 4pm-5pm
Saturday, July 25th • 10am-11am

TRACT 4: 19± ACRES of productive tillable cropland located south of the railroad corridor with frontage on CR 79. Soils are Blount loam and Pewamo silty clay loam with 6" field tile drainage throughout. A solid, income-producing tract well-suited for the cash grain farmer or land investor seeking quality tillable ground with good road access. Farming rights transfer in 2027. *Consider combining with Tract 3 or Tract 5 to maximize your overall holding.*

TRACT 5: 22± ACRES featuring approximately 14± acres of wooded land, making this the premier hunting and recreational tract of the farm. Tract is accessed by a 40' deeded driveway on the south edge of the property. An open ditch running along the wooded edge serves as a natural wildlife corridor — providing exceptional habitat for whitetail deer. Whether you are looking for a private hunting retreat, a recreational escape, or a potential future building site, this tract delivers. *Do not miss your opportunity to own this exceptional recreational parcel!*



TRACT 3



TRACT 4



TRACT 5

GENERAL PROPERTY DESCRIPTION:

This 67± acre property in Stafford Township, DeKalb County, Indiana presents opportunity for farmers, investors, developers, and recreational buyers alike. Offered in 5 individual tracts, the farm features 49.8± FSA tillable acres spread across all tracts, a recreational land tract with 14± acres of timberland, and exceptional road access all within minutes of Butler, Indiana.

Tillable soils are primarily Blount loam and Pewamo silty clay loam across a gently to slightly rolling topography. Tracts 3, 4, and 5 benefit from a 6" field tile providing improved drainage throughout. Farming rights transfer to the new owner(s) beginning in 2027, making this an attractive near-term land investment.

Tracts 1 and 2 enjoy dual road frontage along US Highway 6 on the south and CR 26 on the north — offering outstanding access and visibility. Tracts 3, 4, and 5 are situated south of the railroad and are accessed via CR 79. The wooded Tract 5 features an open ditch running along its edge, creating a natural wildlife corridor and exceptional hunting and recreational opportunities. Bid your price on the tract or combination of tracts that best fits your operation!

SELLER: David and Dawn Cather
AUCTION 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. 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.

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of tracts as a total 67± 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: Possession is at closing, subject to tenant's 2026 farming rights.

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 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 DeKalb 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.