Tuesday, August 18

Starts at 6:00pm

held at Knight-Bergman Center
132 Nancy St, Warren, IN

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS
TIMED ONLINE ONLY · VIRTUAL · LIVE WITH ONLINE

800.451.2709
SchraderAuction.com

30± acres
Offered in 2 Tracts
Mostly Tillable

Wells County, Indiana
LAND AUCTION

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Auction Manager
Al Pfister • 260.760.8922
Albert L. Pfister #RB14022767, #AU09200264

AUGUST

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
23/30	24/31	25	26	27	28	29

Wells County Indiana LAND AUCTION

Tuesday, August 18 · 6:00pm
held at Knight-Bergman Center, Warren, IN • Online Bidding Available

30± acres
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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 30± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

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, 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 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 Trustee's Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing, subject to tenants rights to 2026 crops.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in Fall of 2027 and thereafter.

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.

SURVEY: There will be no survey as the property has existing legal descriptions.

AGENCY: Schrader Real Estate and 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. 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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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 at 800.451.2709.

Inspection Date:
Saturday, August 1
10:00am-Noon

Property Location:

FROM THE JUNCTION OF SR 3 AND SR 218: Travel 2 miles south on SR 3 to W 800 S. Turn west and travel 5 miles to property.

Owner: ERJ 2024 Revocable Trust, Gary M. James, Trustee

30± acres

Offered in 2 Tracts

Mostly Tillable

Wells County, Indiana

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Tract #1: 15± Acres, 13± tillable acres. Frontage on W 800 S and S 1100 W. Soils are mainly Del-Rey-Blount, Glenwood and Pewamo.

Tract #2: 15± Acres, 14± tillable acres. Frontage on W 800 S. Soils are mainly Pewamo and Del-Rey-Blount.

Buyer will receive the fall 2026 cash rent payment.