

Schrader Real Estate and Auction Company, Inc.
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Quality Land AUCTION

Wednesday,
September 23 • 6pm

AUCTION MANAGERS:

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Huntington County, IN

SEPTEMBER	SU	M	TU	W	TH	F	SA
			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			



Huntington County, Indiana
383±
acres
Offered in 10 Tracts

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Tract 4

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Tract 9

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- 371.47 FSA Tillable Acres
- High Quality Soils
- Excellent Historical Yields
- Tracts Ranging from 20-64.13± Acres

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Tracts 1 & 2



INFORMATION DAYS: Mon, Aug. 31 • 4-6pm & Thu, Sep. 17 • 4-6pm. Hosted at the Lancaster Wesleyan Church, 3147 W 543 S, Huntington, IN 46750



Tract 5



Schenkel Acres is a 97% tillable portfolio comprised of farms that possess quality soils & have a proven track record of producing high yields. The farms have been historically leased to a locally respected tenant who has done an excellent job of farm maintenance. Consider the possible soil fertility tax deductions! Many of the farms contain pattern tile. If you are in the market to add on to an existing farming operation, you will want to be sure to attend this production-oriented sale on September 23rd!

TRACT 1 - 41± ACRES comprised of a 149 WAPI index. Primary soils are Pewamo silty clay loam & Blount silt loam. In combination w/Tract 2, 5 year historical yields have been 246.5 bu/acre corn & 61 bu/acre beans.

TRACT 2 - 40± ACRES comprised of a 147 WAPI index. Primary soils are Pewamo silty clay loam & Blount silt loam. In combination w/Tract 1, 5 year historical yields have been 246.5 bu/acre corn & 61 bu/acre beans.

TRACT 3 - 26± ACRES of nearly 100% tillable farmland. The property has a ditch running along its southern border. A great add on to a farming operation, or an excellent location & size for a rural homestead! In combination w/Tract 4, 5 year historical yields have been 221.5 bu/acre corn & 59.3 bu/acre beans.

TRACT 4 - 30± ACRES w/a 145 WAPI index comprised of Pewamo silty clay loam & Blount silt loam soils. The farm also has a ditch running along its southern border & has an excellent looking corn crop on it. In combination w/Tract 3, 5 year historical yields have been 221.5 bu/acre corn & 59.3 bu/acre beans.



TRACT 5 - 58.98± ACRES w/a 153 WAPI index comprised of Pewamo silty clay loam & Blount silt loam soils. One of the higher indexing farms in the area!

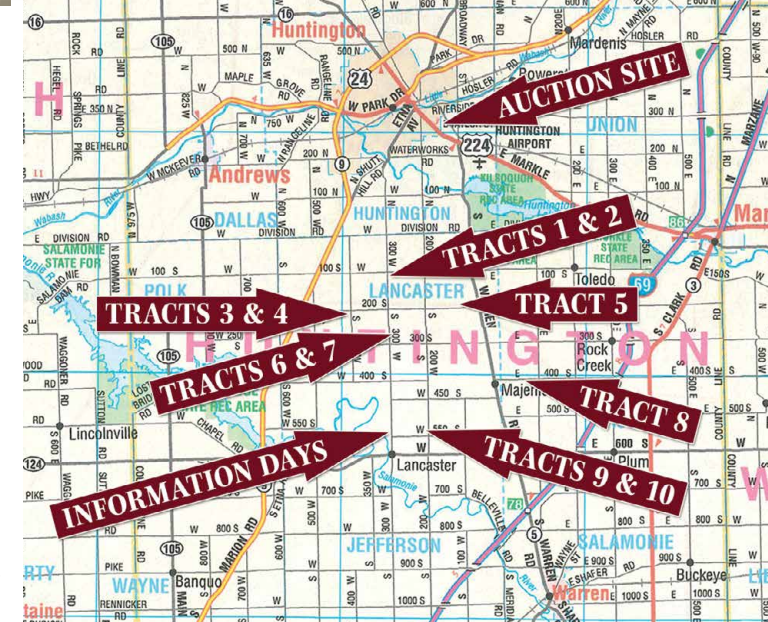
TRACT 6 - 32± ACRES w/a 145 WAPI index comprised of Blount silt loam & Pewamo silty clay loam soils. An affordable sized tract w/a proven production history! In combination w/Tract 7, 5 year historical yields have been 219 bu/acre corn & 63.3 bu/acre beans.

TRACT 7 - 31.16± ACRES w/a 145 WAPI index comprised of Blount silt loam & Pewamo silty clay loam soils. Another affordable sized tract w/a proven production history! In combination w/Tract 6, 5 year historical yields have been 219 bu/acre corn & 63.3 bu/acre beans.

TRACT 8 - 64.13± ACRES w/a 145 WAPI index comprised of Blount silt loam & Pewamo silty clay loam soils. This farm has 5 year historical averages of 236 bu/acre corn & 60.5 bu/acre beans.

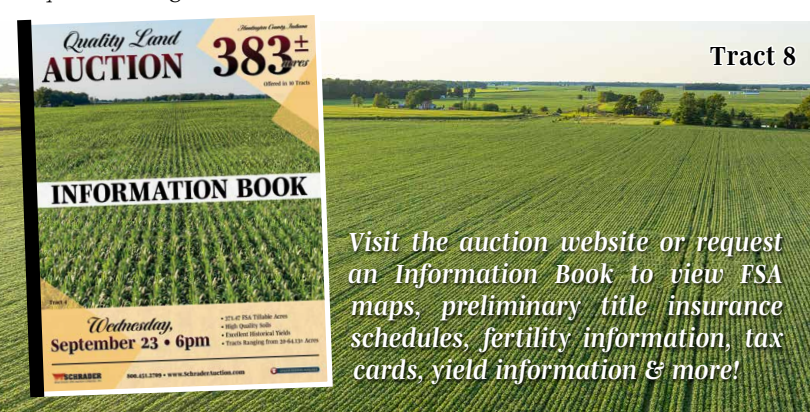
TRACT 9 - 40± ACRES primarily comprised of Pewamo silty clay loam soils. WAPI index of 148. In combination w/Tract 10, this farm has 5 year averages of 241.7 bu/acre corn & 60 bu/acre beans.

TRACT 10 - 20± ACRES w/a 150 WAPI index primarily comprised of Pewamo silty clay loam soils. An excellent sized tract for a farmland investment or expansion! In combination w/Tract 9, this farm has 5 year averages of 241.7 bu/acre corn & 60 bu/acre beans.



AUCTION LOCATION: Huntington County Fairgrounds, Beacon Credit Union Heritage Hall, 631 E Taylor St, Huntington, IN 46750

PROPERTY LOCATION: **Tracts 1, 2, 6, 7, 9 & 10:** From the intersection of SR 5 & W 100 S, head west on W 100 S for 2 mi. Tracts 1 & 2 will be on your left. Then head south at the intersection of W 100 S & S 300 W for 1.5 mi. Tract 6 & 7 will be on your left. Continue on for 2.5 mi. into the town of Lancaster, then head back east for one mi. on W 550 S. Tracts 9 & 10 will be on your left. **Tracts 3-5:** At the intersection of SR 5 & W 200 S head west. After a few hundred ft., Tract 5 will be on your right. Continue on for 3 mi. & Tracts 3 & 4 will be on your left. **Tract 8:** At the intersection of SR 5 & E 400 S head east for .5 mi. The property will be on your right.



Tract 8

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts & as a total 383± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction for all purchases. 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 approx. 45 days after the auction.

POSSESSION: Possession is at closing, subject to the 2026 farm lease.

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 w/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 approx. & 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 approx. 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.**

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