

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 105.5± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations, 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated

title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the cropland will be delivered at closing subject to tenant rights to the 2026 crop. Possession of the home and outbuildings will be delivered 60 days after closing.

REAL ESTATE TAXES: Seller shall pay the 2025 real estate taxes due and payable in 2026 as well as the 2026 real estate taxes due and payable in 2027. Buyer shall assume any taxes thereafter. Seller to pay any ditch and drainage assessments due in 2026. Buyer shall assume any ditch and drainage assessments due in 2027 and thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and 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 and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres, except for auction Tract 3 or any combination that includes Tract 3.

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.

EASEMENTS: Subject to any and all existing easements.

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: Corn images are for illustrative purposes only and are not of the auction property.

SCHRADER
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800-451-2709

SchraderAuction.com

105.5± acres Real Estate AUCTION

offered in 3 Tracts
CASS COUNTY, IN

SEPTEMBER 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			

CASS COUNTY, IN
Auction held at
Rogers Event Center -
Royal Center, IN

Real Estate AUCTION

2 1/2± miles North of Royal Center

- NEARLY ALL TILLABLE FARMLAND
- 103.58 CROPLAND ACRES PER FSA
- PRODUCTIVE SOILS
- UNIQUE EARTH COVERED HOME AND OUTBUILDINGS ON 2.5± ACRES



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offered in 3 Tracts
**105.5±
acres**
Wednesday, September 16th
at 6:00 PM Eastern

105.5± acres

offered in 3 Tracts

CASS COUNTY, IN

Wednesday, September 16th
at 6:00 PM Eastern

Real Estate AUCTION

AUCTION LOCATION: Rogers Event Center, 109 W North St, Royal Center, IN 46978. On US 35, at Community State Bank, go west one block on North St.

PROPERTY LOCATION: At the intersection of US 35 & SR 16 in Royal Center, go north on US 35 for 2 1/4 miles to CR 900 N, then go east on 900 N for 1.1 miles to CR 650 W, then north on 650 W for a half mile to Tract 1 on the east side of the road. Continue north on 650 W for Tracts 2 and 3.

TRACT DESCRIPTIONS:

TRACT 1: 35± ACRES; Productive soils and all tillable except the road. Frontage on CR 650 W.

TRACT 2: 68± ACRES; Productive soils and nearly all tillable. This tract includes some of the old building lot/yard south of Tract 3. Frontage on CR 650 W.

TRACT 3: 2.5± ACRES; A unique earth covered home with approximately 1769± SF. The home has a combination kitchen/dining area, living/family rooms, 3 bedrooms and 2 full bathrooms as well as another room for an office or fourth bedroom. There is an attached garage and at the rear of the garage is an office/storage room and another storage room. Forced air furnace approximately 2 years old and central A/C. There is also a 40' x 60' machine shed with 13' 6" eave, grain bin and hopper bin. There is also a 20' x 30' shed and a 12' x 16' shed. **9812 N 650 W, Royal Center, IN 46978.**

FSA INFORMATION:

Cropland: 103.58 Acres

Corn Base Acres: 53.8

Soybeans Base Acres: 45.1

PLC Yield: 134

PLC Yield: 37

REAL ESTATE TAXES: 2025 payable 2026:

(10 acres with home & outbuildings - 1 Tax #): \$1,337.20

(95.5 acres - balance of vacant land - 3 Tax #s): \$3,436.96

OWNER: Gerald L. Bonnell Trust

AUCTION MANAGERS:

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SCHRADER

Real Estate and Auction Company, Inc.



TRACTS 1-3



TRACTS 2-3



TRACT 3



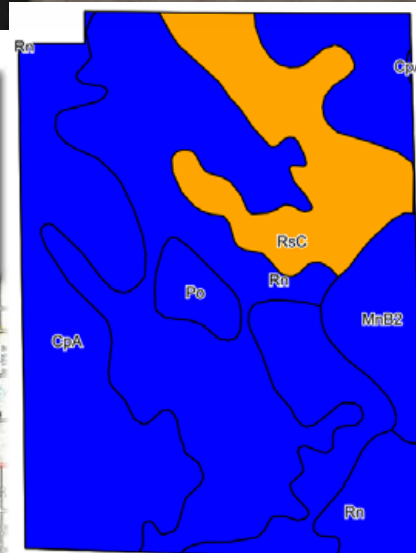
INSPECTION DATES:

Wednesday, August 19 • 3-5 PM Eastern

Saturday, August 29 • 9-11 AM Eastern

Tuesday, September 8 • 3-5 PM Eastern

Meet a Schrader representative at Tract 3
9812 N 650 W, Royal Center, IN 46978



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.

Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
Rn	Rensselaer loam, till substratum	47.37	44.1	175	49	70
CpA	Crosier loam, 0-3% slopes	34.99	32.6	149	49	67
RsC	Riddles silt loam, 6-12% slopes	15.47	14.4	135	47	68
MnB2	Miami silt loam, 2-6% slopes, eroded	6.82	6.3	142	49	63
Po	Patton silty clay loam, 0-2% slopes	2.76	2.6	173	51	69
Weighted Average				158.6	48.8	68.3

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