

Cleveland Township, Whitley County, IN - Near South Whitley

LAND AUCTION

- Productive Tillable Farmland - 121.14 Cropland Acres per FSA
- 47± Acres of Mature Woods - Excellent Hunting & Timber Potential
- Beautiful Sugar Creek Winding Through the Heart of the Farm
 - Productive Blount, Pewamo & Haskins Soils
 - Frontage on CR 700 S & CR 475 W
- Potential Building Sites - Whitko Community Schools
- Conservation Easements Held by Wood-Land-Lakes RC&D

Great Location

2± miles east of South Whitley
7± miles southwest of Columbia City
12± miles north of Huntington
18± miles west of Fort Wayne

176.5± acres

Offered in 5 Tracts, Combinations or as a Total Unit

Tuesday, September 29 • 6:00pm

held at Whitley County 4-H Community Center, Columbia City, IN • Online Bidding Available

800-451-2709 • SchraderAuction.com



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PROPERTY LOCATION: The farm is located in Section 12, Cleveland Township, Whitley County, at the northeast corner of CR 700 S & CR 475 W, 2± miles east of South Whitley. Approximate Address: 4470 W 700 S, South Whitley, IN 46787. From the intersection of SR 5 and SR 14 on the south side of South Whitley travel southeast on SR 5 for 1 mile to CR 700 S. Turn east on CR 700 S and travel 1.5 miles to the property.

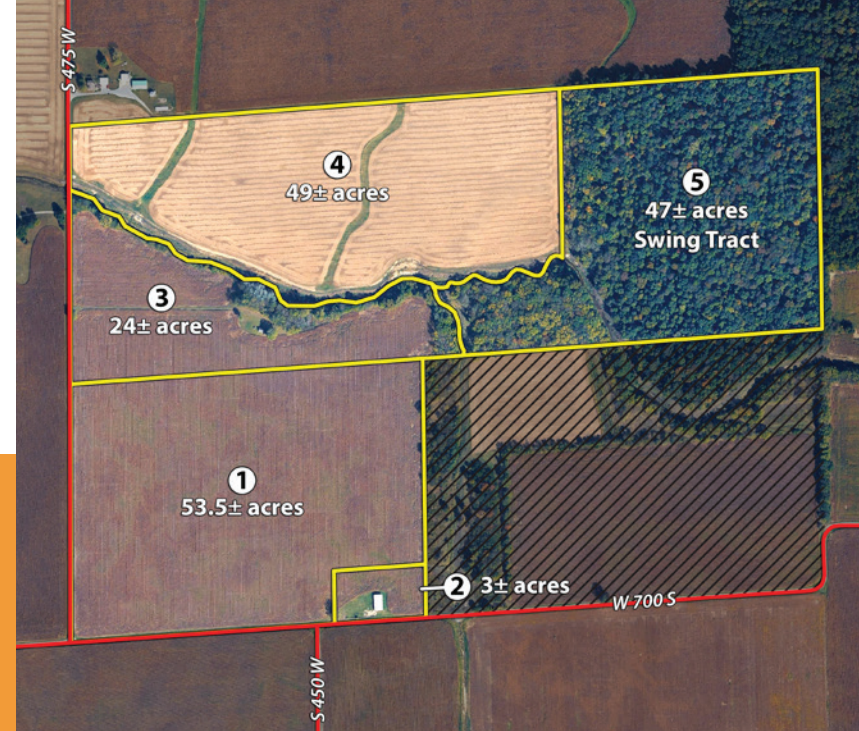
AUCTION LOCATION: Whitley County 4-H Community Center, 680 W Squawbuck Rd, Columbia City, IN 46725.

Information &
Inspection
Dates

Wed, September 2
10:00am - Noon

Thu, September 17
3:00 - 5:00pm

Or by appointment. Meet a Schrader
Representative at the barn on Tract 2 for
more info about the auction.



Tract Descriptions

TRACT 1: 53.5± acres of nearly all-tillable farmland with Blount & Pewamo soils & frontage on both CR 700 S & CR 475 W. A solid block of cropland & an easy add-on to any operation. Agricultural/recreational use only by itself, or consider combining with Tract 2 for flexibility in your potential home site.

TRACT 2: 3± acres with the existing barn & frontage on CR 700 S near the CR 450 W corner. A small tract that is potentially buildable in Whitley County - imagine the possibilities.

TRACT 3: 24± acres with frontage on CR 475 W, combining tillable ground with lower creek-bottom acreage & wooded cover along the waterway. Potentially buildable. Consider combining with Tracts 1 and 4 to keep all of the tillable together.

TRACT 4: 49± acres of productive tillable farmland with Blount, Haskins & Pewamo soils & frontage on CR 475 W at the northwest corner of the farm, including 2.04± acres enrolled in CRP through 2031. Agricultural/recreational use only.

TRACT 5: 47± acres of mature woods - offered as a **SWING TRACT**. Excellent hunting ground with timber potential; a unique woods with flowing water and established trails. Agricultural/recreational use only. Bids on Tract 5 by itself will be accepted only from adjoining landowners. All other bidders must include Tract 5 in a combination with Tract 3 and/or 4.

OWNER: Hugo E. Martz Trust dated July 10, 2015 - David A. Martz, Trustee



Contact the Auction Company for the detailed Information Book including Soils, Easement Info, FSA Info & other Due Diligence materials.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 176.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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 Seller's 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 a Trustee's Deed, subject to easements & other permitted exceptions of record.

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

POSSESSION: Possession is at closing, subject to the tenant's right to harvest the 2026 growing crop.

REAL ESTATE TAXES: Seller to pay the 2026 real estate taxes, due in 2027. Buyer(s) to pay the 2027 taxes, due in 2028, & ditch assessments due after closing.

CONSERVATION EASEMENTS, DRAINAGE & CRP: The property is subject to three recorded conservation easements held by Wood-Land-Lakes RC&D; copies are available for review prior to bidding. Tract 4 also includes 2.04± acres enrolled in CRP through 2031.

Contact auction company for details.

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 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 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.

Auction Managers:

Kevin Jordan - 800-451-2709
Ritter Cox - 260-609-3306

800-451-2709

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PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800-451-2709 • 260-244-7606

#AC63001504
#CO81291723

Auction Manager:

Kevin Jordan • 800-451-2709

Kevin Jordan #AU10600023, #RB14040687

Ritter Cox • 260-609-3306

Richard D. Cox #AU08600254, #RB14051202

SEPTEMBER	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
29	28	29	30				



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.

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RC26-668

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