

Spectacular Indiana **LAND AUCTION** *Selling Absolute!*

Presented By: Polk Family Farms Inc
and Polk & Sons Inc

- 1,710.13 FSA Tillable Acres
- 1,163± Irrigated Acres
- Seed Corn Production
- High Quality Soils
- 250,000 Bu. Grain Storage Facility
- Close Proximity to Warsaw & Elkhart

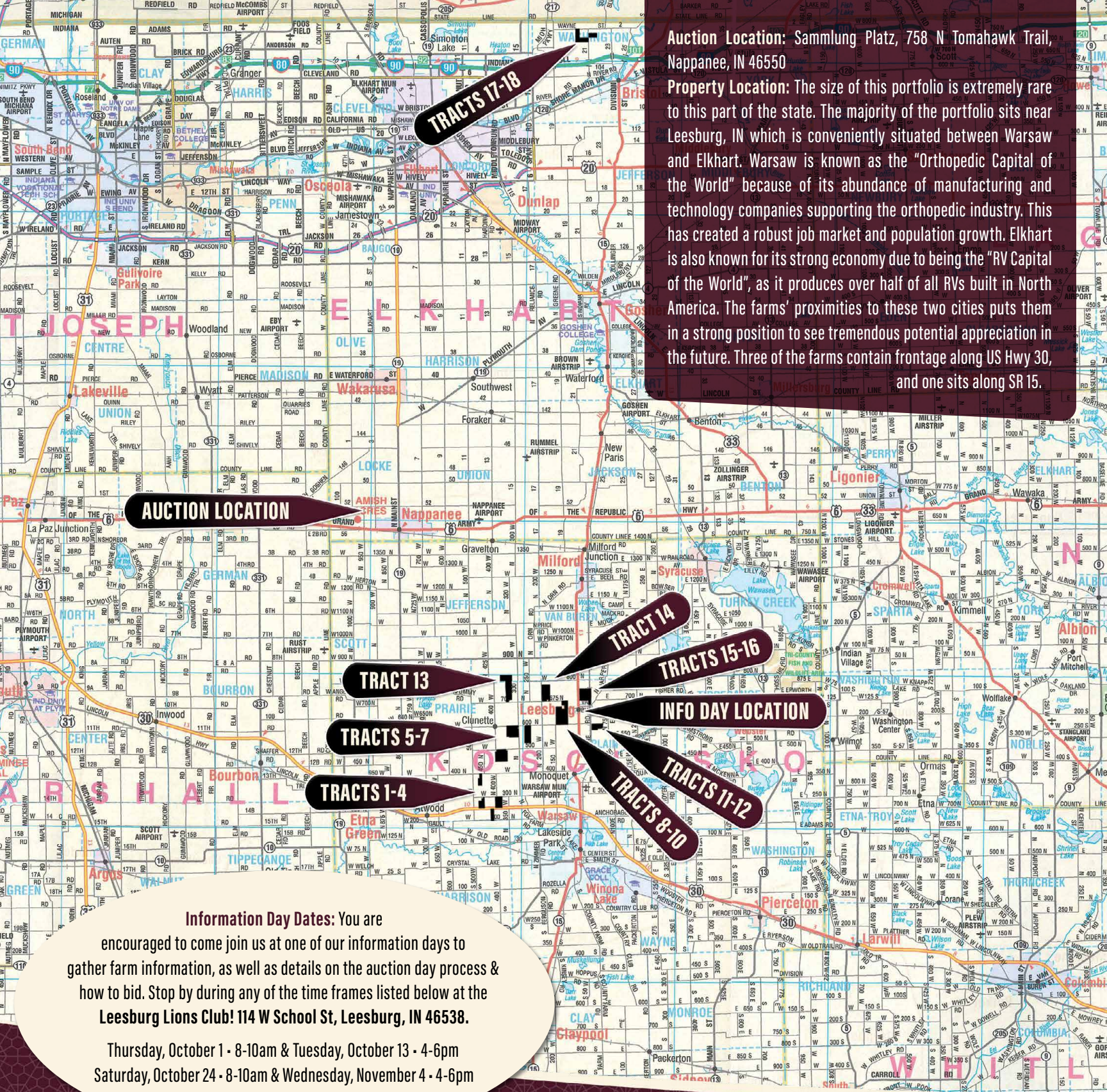


Wednesday,
November 11 - 10am

Kosciusko & Elkhart County, IN

1,803.33±
acres

Offered in 18 Tracts or Combinations



Auction Location: Sammlung Platz, 758 N Tomahawk Trail, Nappanee, IN 46550

Property Location: The size of this portfolio is extremely rare to this part of the state. The majority of the portfolio sits near Leesburg, IN which is conveniently situated between Warsaw and Elkhart. Warsaw is known as the "Orthopedic Capital of the World" because of its abundance of manufacturing and technology companies supporting the orthopedic industry. This has created a robust job market and population growth. Elkhart is also known for its strong economy due to being the "RV Capital of the World", as it produces over half of all RVs built in North America. The farms' proximities to these two cities puts them in a strong position to see tremendous potential appreciation in the future. Three of the farms contain frontage along US Hwy 30, and one sits along SR 15.

Information Day Dates: You are

encouraged to come join us at one of our information days to gather farm information, as well as details on the auction day process & how to bid. Stop by during any of the time frames listed below at the **Leesburg Lions Club! 114 W School St, Leesburg, IN 46538.**

Thursday, October 1 • 8-10am & Tuesday, October 13 • 4-6pm

Saturday, October 24 • 8-10am & Wednesday, November 4 • 4-6pm

Directions to Tract 1: From the intersection of SR 15 and US 30 at Warsaw, IN, take US 30 West approximately 3½ miles to CR 350 W then South to CR 200 N then West ¾ mile to Tract 1.

Directions to Tracts 2 and 3: From the intersection of SR 15 and US 30, take US 30 West approximately 3½ miles to CR 350 W, then North to CR 300 N, West ½ mile to Tract 3. Continue West ½ mile to Tract 2.

Directions to Tract 4: From SR 15 and US 30, take SR 15 1½ miles North to CR 400 N then West approximately 4 miles to Tract 4.

Directions to Tracts 5-8: From SR 15 and US 30, take SR 15 North 3½ miles to CR 600 N, then West ½ mile to Tract 8. Continue West on CR 600 N 1 mile to Tract 7 and travel an additional ¼ mile to Tract 6. From Tract 6, travel ½ mile West on CR 600 N to CR 400 W (Clunette). Take CR 400 W 1 mile South to CR 500 N then just East to Tract 5.

Directions to Tracts 9, 10, 13 and 14: From SR 15 and US 30, take SR 15 North to CR 675 N (Leesburg) then West on CR 675 N ½ mile to Tract 10. Follow the curve onto CR 100 W to Tract 9. At the North side of Tract 9, take CR 700 N West ½ mile to Tract 14. From Tract 14, continue West on CR 700 N approximately 1½ mile to Tract 13.

Directions to Tract 11 and 12: From SR 15 and US 30 take SR 15 North 3½ miles to Old SR 15 and to CR 600 N, and go East ½ mile to the properties, just South to the property on SR 15.

Directions to Tract 15 and 16: From SR 15 and US 30 take SR 15 North 3½ miles to CR 600 N, then East on CR 600 N ½ mile to Old SR 15, then just South to Tracts 15 and 16.

Directions to Tracts 17 and 18: From the Division St/approximate intersection with SR 15 and SR 130 in Bristol, IN go due North on Division St/CR 23 approximately 2 miles to CR 2 then West 1 mile to CR 21, take CR 21 South to Tracts 17 and 18, continue West on CR 2 for more frontage of Tract 17.

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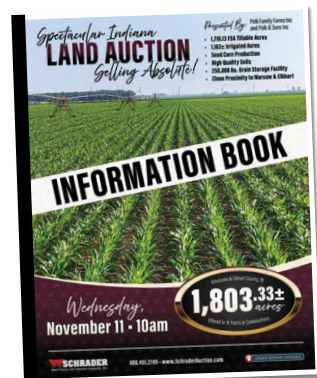


**ONLINE BIDDING
AVAILABLE**

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 Co. 800-451-2709.

General Property Description: The Polk Portfolio is an unprecedented opportunity in Northeast Indiana to acquire high quality farmland that has productive soils, extensive irrigation, and close proximity to both Warsaw and Elkhart - both cities that anchor this part of the state and contain predominant growing populations. The Polk family has meticulously spent decades putting this portfolio together. Never before has this many acres been offered in a single public auction setting within Kosciusko County. **The family has decided to sell via the absolute auction method where the property sells to the high bidder regardless of price.** Evaluate the properties and study the outline below to be prepared to bid your price on November 11th!

Productivity: The portfolio as a whole is approximately 95% tillable per FSA maps. Additionally, much of it is comprised of sandy loam soil types and contains irrigation infrastructure, ideal for seed corn production boosting potential margins and rents. The farm has been both operated by Polk family members and also leased to quality and locally respected tenants. Rarely does a community have the opportunity to purchase farmland this quality and turn-key. The irrigation infrastructure was carefully designed to maximize the efficiency of the tillable acreage on each farm that contains a pivot. Study the info books, soil maps and irrigation tables, and you will understand the production the farm is capable of.



Irrigation: Fifteen total pivots are situated across the portfolio. Water is extremely secure in this region, putting no current limitations on water allocation. All pivots except one are Valley Irrigators and allow a new owner to come in and operate the irrigated farms with a high level of efficiency. Every pivot is run electrically. Photos of every pivot and serial number are included on the website.

**Visit the Auction Website or Request an Information Book to View
FSA Maps, Preliminary Title Insurance Schedules, Tax Cards & More!**

TRACT #	# OF TOWERS	BRAND
5	8	Valley
6	4	Valley (Northeast Pivot)
	7	Valley (Central Pivot)
8	3	Valley (Northeast Pivot)
	3	Valley (Northwest Pivot)
	8	Valley (Southeast Pivot)
	3	Valley (Southwest Pivot)
	3	Valley (West Central Pivot)
13	3	Valley (North Pivot)
	7	Valley (South Pivot)
14	5	Lockwood (North Pivot)
	5	Valley (South Pivot)
15	7	Valley (North Pivot)
	7	Valley (South Pivot)
17	4	Valley

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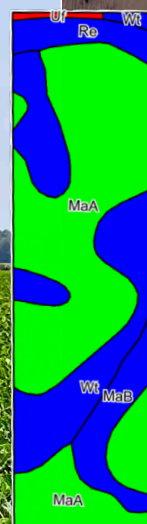
Kosciusko & Elkhart County, IN
1,803.33± acres
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SCHRADER
Real Estate and Auction Company, Inc.

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www.SchraderAuction.com

Seller: Polk Family Farms Inc and Polk & Sons Inc
Auction Manager: Arden Schrader - 260.229.2442

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W 200 N

TRACT 1			
Code	Soil Description	Acres	% of Field
MaA	Martinsville sandy loam, 0-2% slopes	24.48	58.6%
Wt	Whitaker loam	11.26	26.9%
MaB	Martinsville sandy loam, 2-6% slopes	3.46	8.3%
Re	Rensselaer loam, 0-1% slopes	2.32	5.5%

Kosciusko County

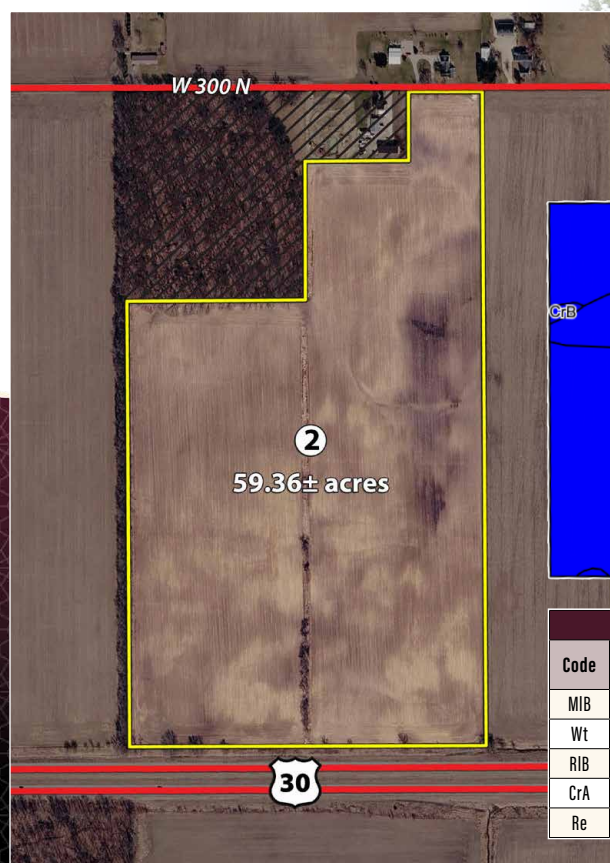
TRACT 1 - 42.47± ACRES containing 42.07 FSA tillable acres and frontage along both US 30 and W 200 N for easy farming access. The farm is currently growing a soybean crop and contains mostly Martinsville sandy loam and Whitaker loam soils.

TRACT 2 - 59.36± ACRES containing 56.9 FSA tillable acres and frontage along both US 30 and W 300 N for easy farming access. The farm is currently growing a soybean crop and contains mostly Miami loam, Whitaker loam, Riddles fine sandy loam, and Crosier loam soil types.

TRACT 1



TRACT 2



W 300 N

2
59.36± acres

30



TRACT 2			
Code	Soil Description	Acres	% of Field
MIB	Miami loam, 2-6% slopes	27.27	45.9%
Wt	Whitaker loam	12.64	21.3%
RIB	Riddles fine sandy loam, 2-6% slopes	7.33	12.3%
CrA	Crosier loam, 0-1% slopes	6.79	11.4%
Re	Rensselaer loam, 0-1% slopes	5.09	8.6%

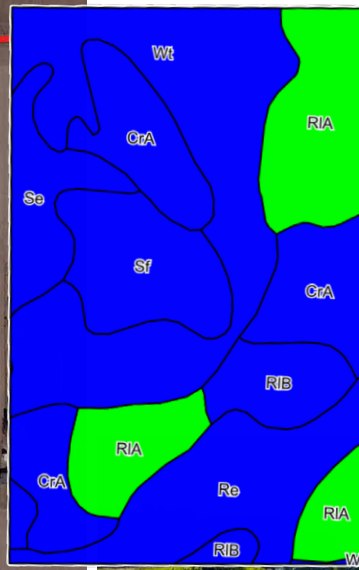


TRACT 2

W 300 N

3

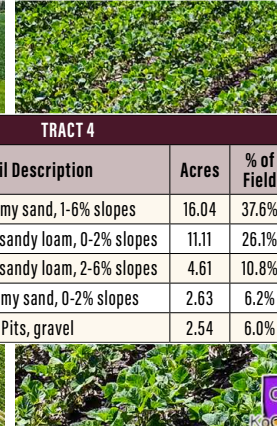
86.54± acres



TRACT 3

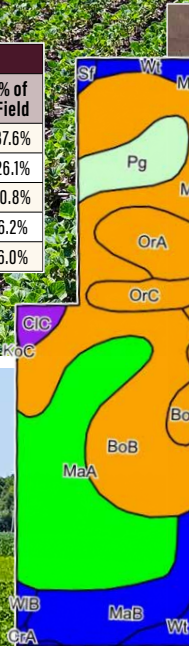
Code	Soil Description	Acres	% of Field
Wt	Whitaker loam	24.59	28.6%
RIA	Riddles fine sandy loam, 0-2% slopes	16.5	19.2%
CrA	Crosier loam, 0-1% slopes	15.16	17.6%
Re	Rensselaer loam, 0-1% slopes	11.22	13.0%
Sf	Sebewa mucky loam	8.06	9.4%
Se	Sebewa loam, drained, 0-1% slopes	5.37	6.2%
RIB	Riddles fine sandy loam, 2-6% slopes	5.12	6.0%

TRACT 4



TRACT 4

Code	Soil Description	Acres	% of Field
BoB	Boyer loamy sand, 1-6% slopes	16.04	37.6%
MaA	Martinsville sandy loam, 0-2% slopes	11.11	26.1%
MaB	Martinsville sandy loam, 2-6% slopes	4.61	10.8%
OrA	Ormas loamy sand, 0-2% slopes	2.63	6.2%
Pg	Pits, gravel	2.54	6.0%



TRACT 4

W 400 N

4

43.33± acres

Kosciusko County

TRACT 3 - 86.54± ACRES containing 83.72± FSA tillable acres and frontage along both US 30 and W 300 N for convenient farming equipment entry. The farm is currently planted to soybeans and contains mostly Whitaker loam, Riddles fine sandy loam, and Crosier loam soil types.

TRACT 4 - 43.33± ACRES containing 41.53 FSA tillable acres and access off of W 400 N. The farm is currently growing a soybean crop and contains mostly Boyer loamy sand, Martinsville sandy loam, and Ormas loamy sand soil types.

TRACT 3



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Kosciusko County

TRACT 5 - 154.5± ACRES containing 147.09 FSA tillable acres of which 142± acres are irrigated. The irrigation is serviced by an 8-tower center pivot. Primary soil types on the property are Wawasee fine sandy loam, Martinsville sandy loam, and Metea loamy sand. Current crops are corn and soybeans. There is a small wooded area in the southeast corner of the property providing a recreational upside.

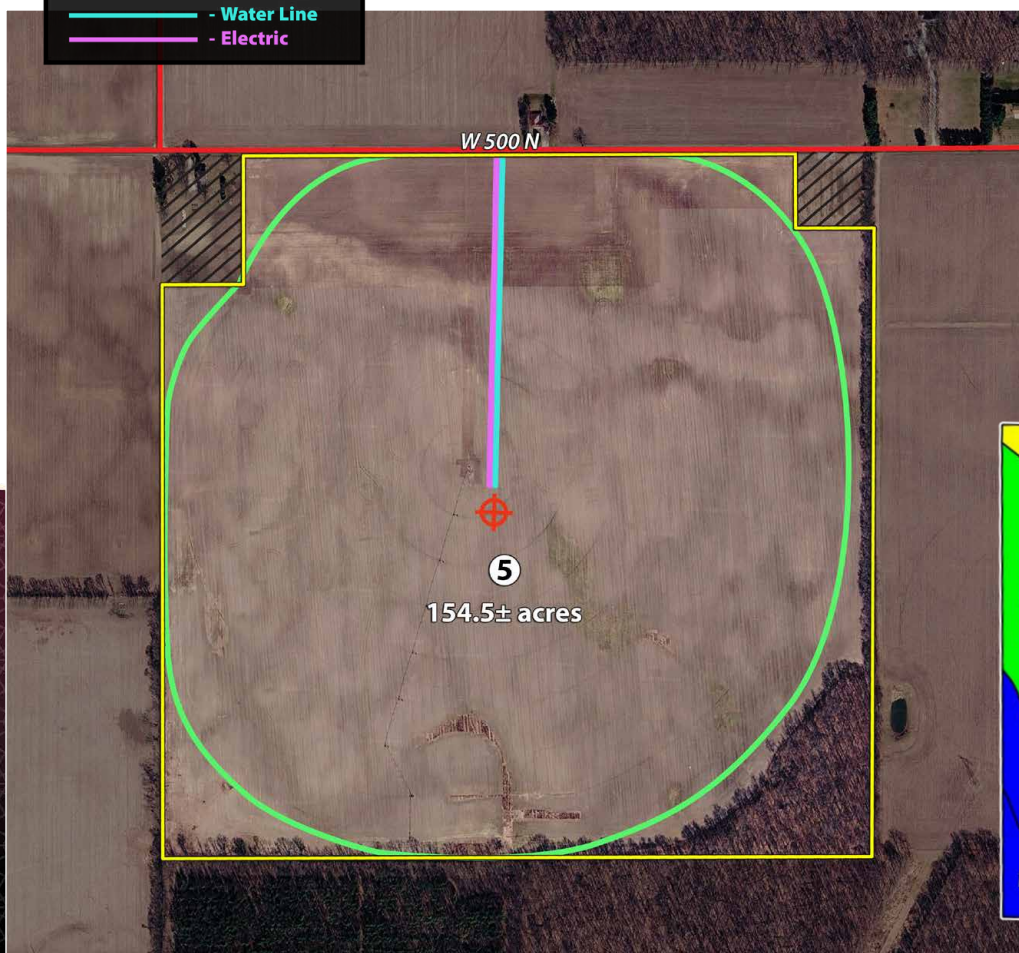
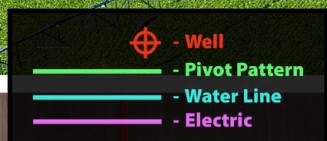
TRACT 5



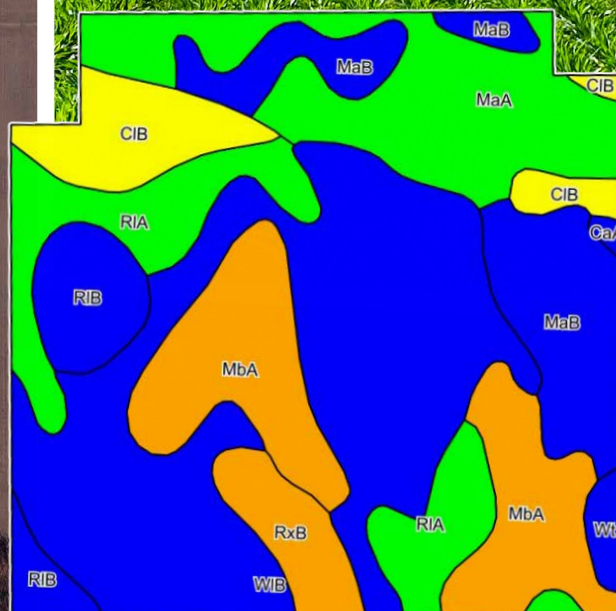
TRACT 5



TRACT 5

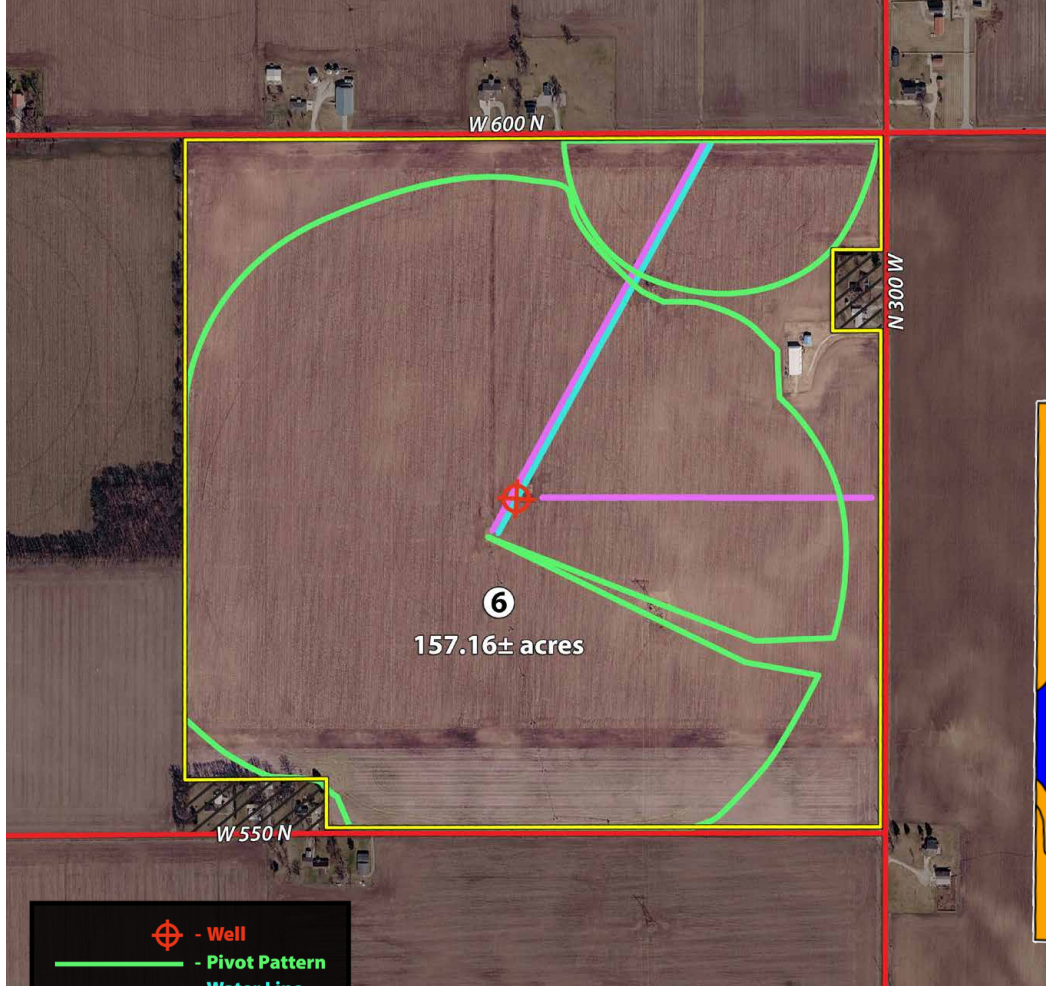


TRACT 5			
Code	Soil Description	Acres	% of Field
WIB	Wawasee fine sandy loam, 2-6% slopes	50.28	32.6%
MbA	Metea loamy sand, 0-2% slopes	22.88	14.8%
MaA	Martinsville sandy loam, 0-2% slopes	22.22	14.4%
MaB	Martinsville sandy loam, 2-6% slopes	17.34	11.2%
RIA	Riddles fine sandy loam, 0-2% slopes	16.71	10.8%
CIB	Coloma loamy sand, 0-6% slopes, fine-loamy minor components	9.81	6.3%
RIB	Riddles fine sandy loam, 2-6% slopes	8.15	5.3%
RxB	Riddles-Ormas-Kosciusko complex, 2-6% slopes	5.44	3.5%



Kosciusko County

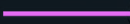
TRACT 6 - 157.16± ACRES containing 152.46 FSA tillable acres of which 137± acres are irrigated. The irrigation is serviced by a 7-tower center pivot irrigation system, as well as a 4-tower system in the northeast portion of the property. Primary soil types on the property are Carmi loam and Shishes sandy loam. 2026 crops were wheat and seed corn. There is also a 50'x100' and 24'x30' structure located on the property.



 - Well

 - Pivot Pattern

 - Water Line

 - Electric



TRACT 6			
Code	Soil Description	Acres	% of Field
CaA	Carmi loam, 0-2% slopes	93.18	61.1%
ShA	Shishes sandy loam, 0-2% slopes	48.49	31.8%
ShB	Shishes sandy loam, 2-6% slopes	10.82	7.1%



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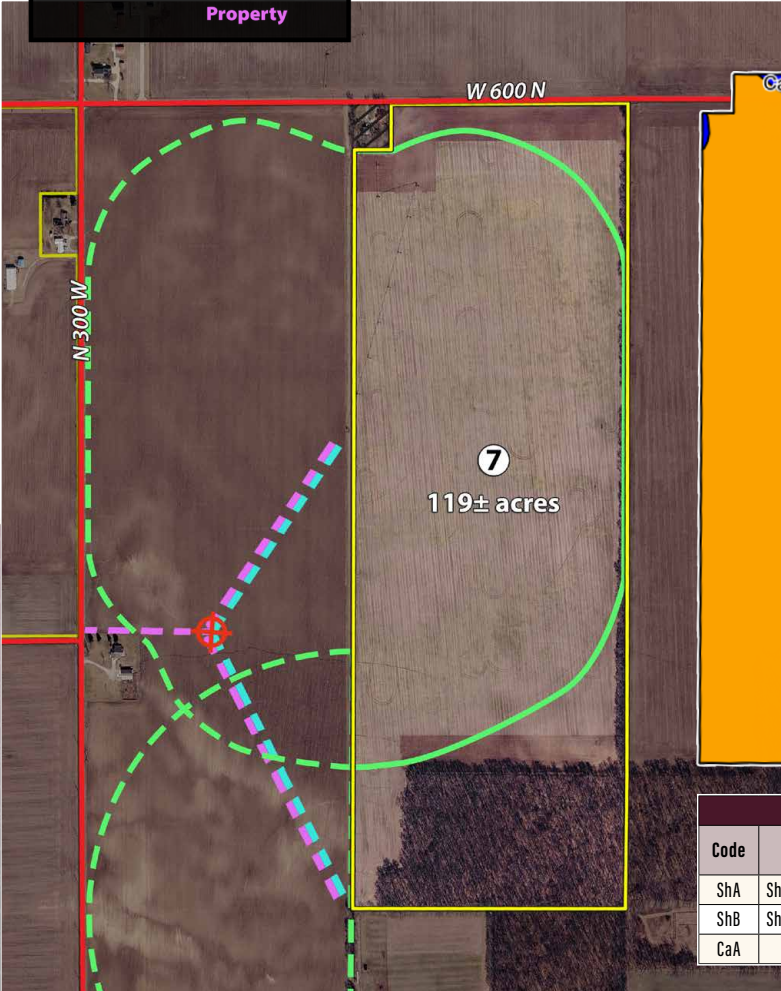
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Kosciusko County

TRACT 7 - 119± ACRES containing 98.4 FSA tillable acres of which 93± acres have been irrigated. The farm has been irrigated by an adjoining landowner. There is no pivot or well transferring with this property. Current crop is soybeans. The primary soil types are Carmi loam and Shpshe sandy loam. This tract also contains a timber valuation of approx. \$45,000.

- Well
- Pivot Pattern
- Pivot Pattern Off Property
- Water Line Off Property
- Electric Off Property



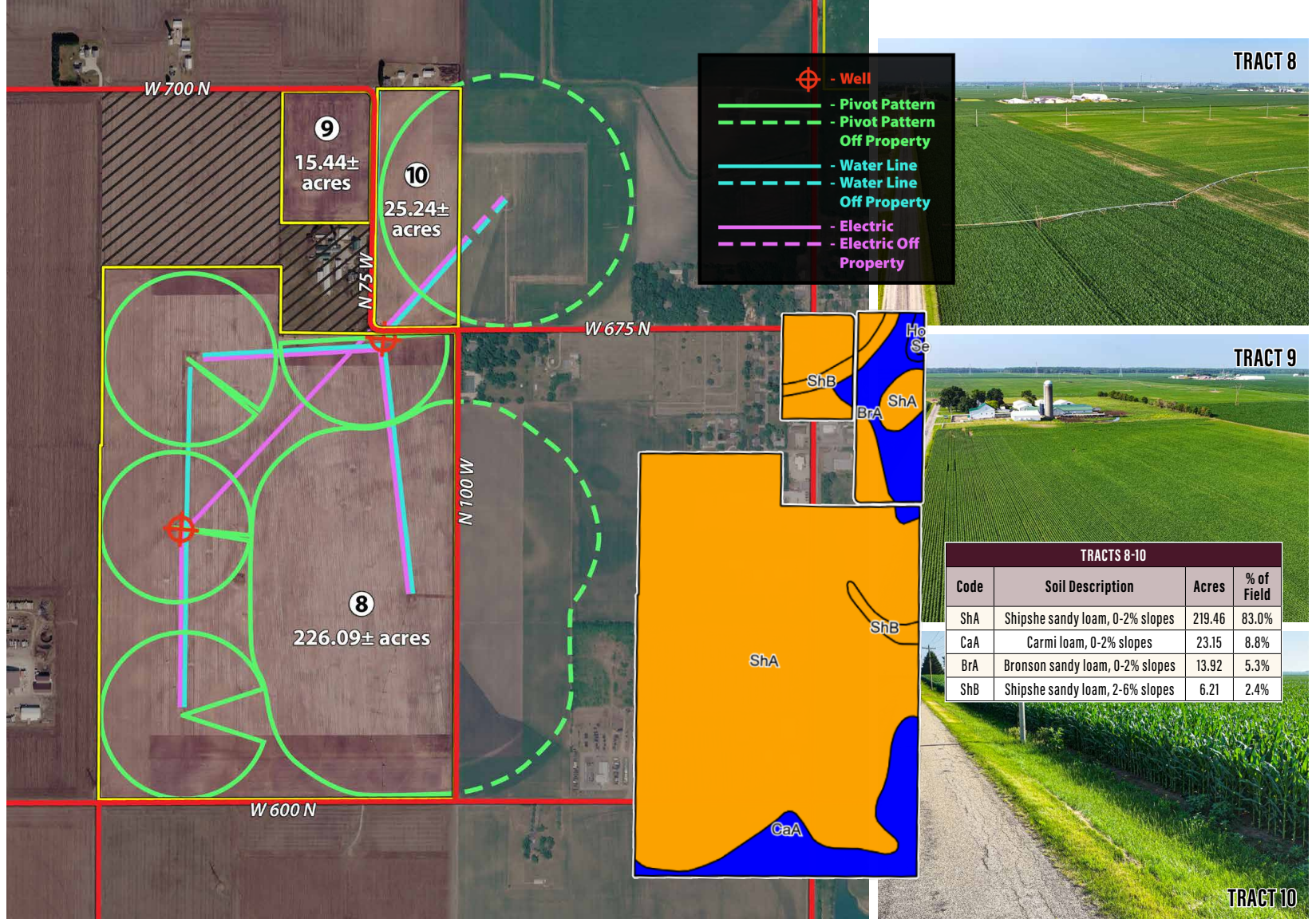
TRACT 7



TRACT 7			
Code	Soil Description	Acres	% of Field
ShA	Shpshe sandy loam, 0-2% slopes	116.01	95.8%
ShB	Shpshe sandy loam, 2-6% slopes	2.58	2.1%
CaA	Carmi loam, 0-2% slopes	2.53	2.1%



TRACT 7

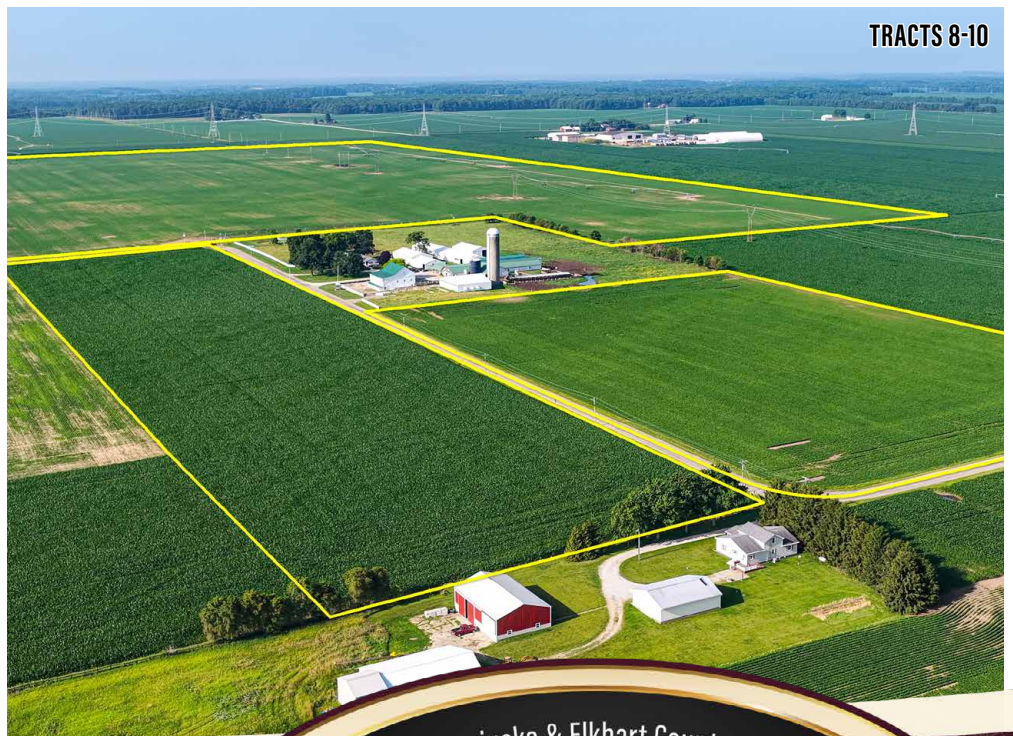


Kosciusko County

TRACT 8 - 226.09± ACRES containing 225.12 FSA tillable acres of which 197± are irrigated. There are 5 different pivots irrigating the farm. Refer to the irrigation chart for specifics on each pivot. Primary soil types are Shipshe sandy loam and Carmi loam. All 5 pivots are tied to one well, with the optionality of tying into a second smaller well on the west corner of the farm. The farm is currently growing corn and soybean crops.

TRACT 9 - 15.44± ACRES containing 15.04 FSA tillable acres. Primary soils are Shipshe sandy loam and Bronson sandy loam. This tract could make for a tremendous potential build site!

TRACT 10 - 25.24± ACRES containing 25.45 FSA tillable acres of which 20± acres have been irrigated. The farm has been irrigated by an adjoining landowner. There is no pivot or well transferring with this property. Primary soil types are Bronson sandy loam and Shipshe sandy loam. A great size to add onto an existing farming operation!



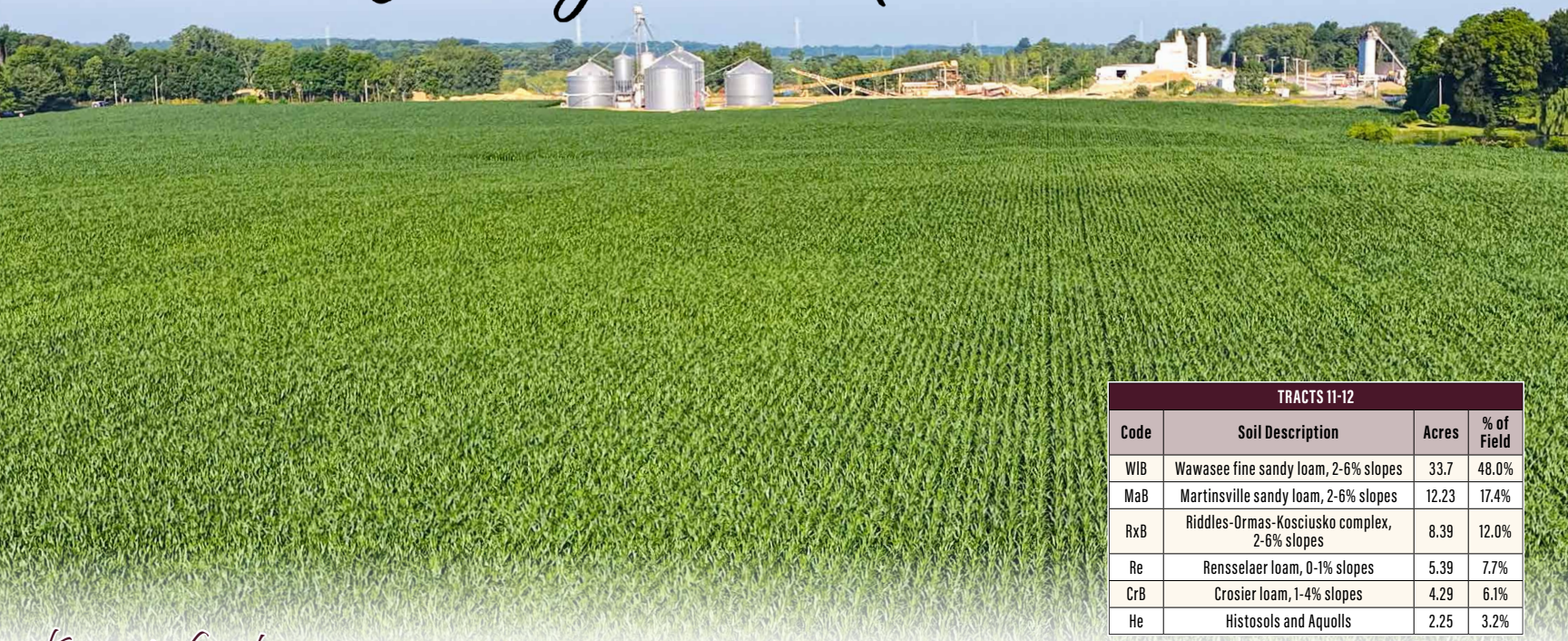
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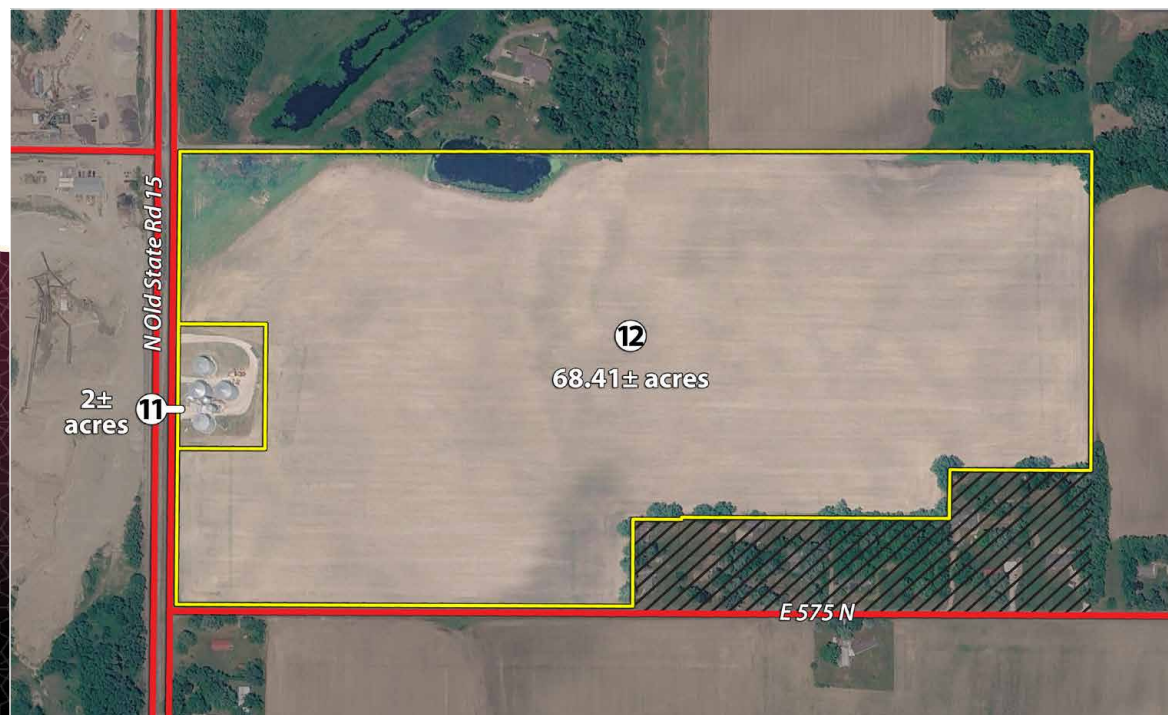
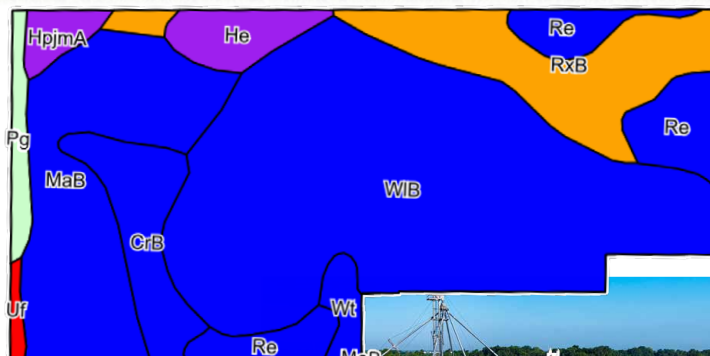


Kosciusko County

TRACT 11 - 2± ACRES containing approx. 250,000 bu. of grain storage. If you are looking for additional storage facilities look in! The facilities were constructed between 1976 and 2019. The system also contains a leg, a 3,000 bu. loadout and holding bin, 5,000 bu. loadout and holding bin, an MC 975 dryer with a blower system, and a scale setup with a concrete deck compatible for semis and a digital readout. The leg was built in 2003, is 104' to the discharge, has 5,400 bph and is powered by a 25 hp motor.

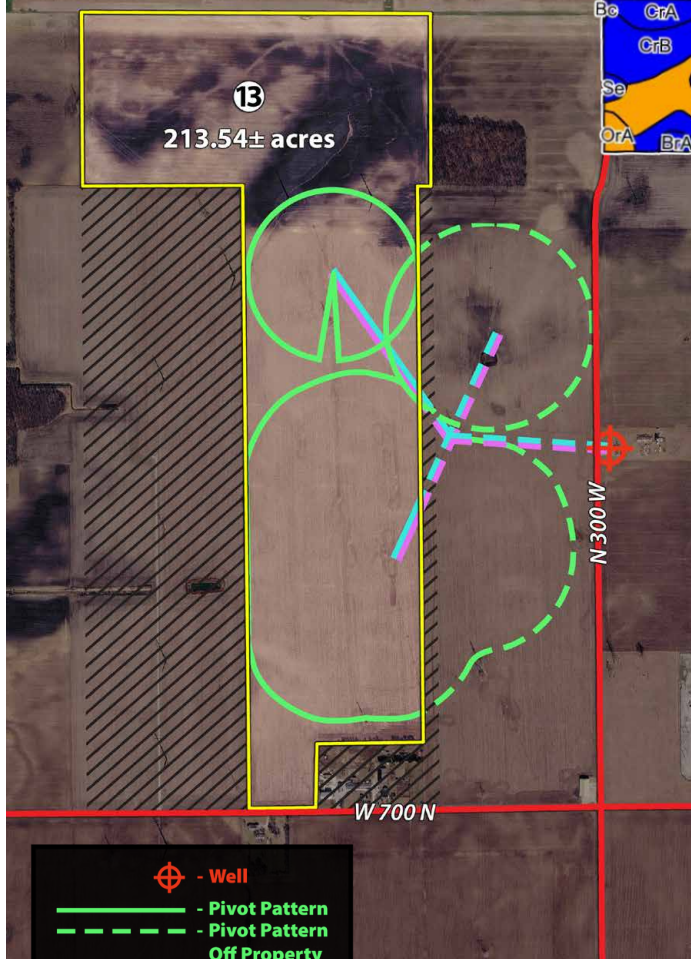
TRACT 12 - 68.41± ACRES containing 64.52 FSA tillable acres. The farm is growing a corn crop and contains primarily Wawasee fine sandy loam, Martinsville sandy loam, Riddles-Ormas-Kosciusko complex soils. The farm contains a beautiful pond on the north side of the property.

TRACTS 11-12			
Code	Soil Description	Acres	% of Field
WIB	Wawasee fine sandy loam, 2-6% slopes	33.7	48.0%
MaB	Martinsville sandy loam, 2-6% slopes	12.23	17.4%
RxB	Riddles-Ormas-Kosciusko complex, 2-6% slopes	8.39	12.0%
Re	Rensselaer loam, 0-1% slopes	5.39	7.7%
CrB	Crosier loam, 1-4% slopes	4.29	6.1%
He	Histosols and Aquolls	2.25	3.2%



Kosciusko County

TRACT 13 - 213.54± ACRES containing 213 FSA tillable acres of which 104 have been irrigated. Two pivots transfer with the property, however some of the irrigated acres have been irrigated by a pivot owned by an adjoining landowner. Refer to this irrigation map to see what portions of the property have been irrigated by a pivot not transferring with the tract. The well serving the pivots is also located on an adjoining landowner and does not transfer with the property. There is drainage tile located on the northwest end of the tract. Primary soil types are Bronson sandy loam, Shipshe sandy loam, Brady sandy loam, and Gilford sandy loam. Current crops are soybeans and seed corn.

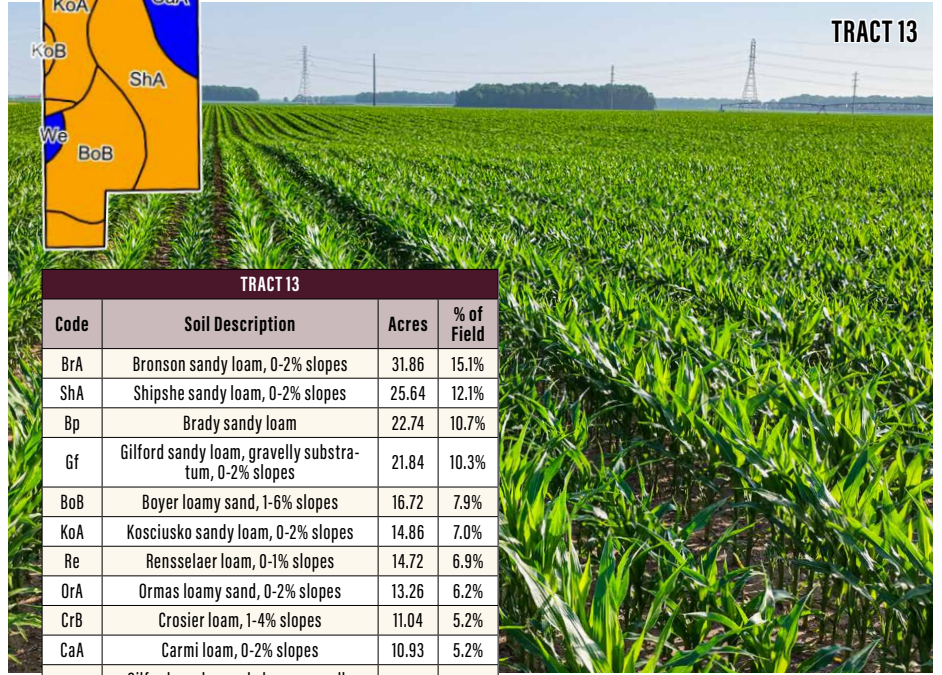


- Well
- Pivot Pattern
- Pivot Pattern Off Property
- Water Line
- Water Line Off Property
- Electric
- Electric Off Property

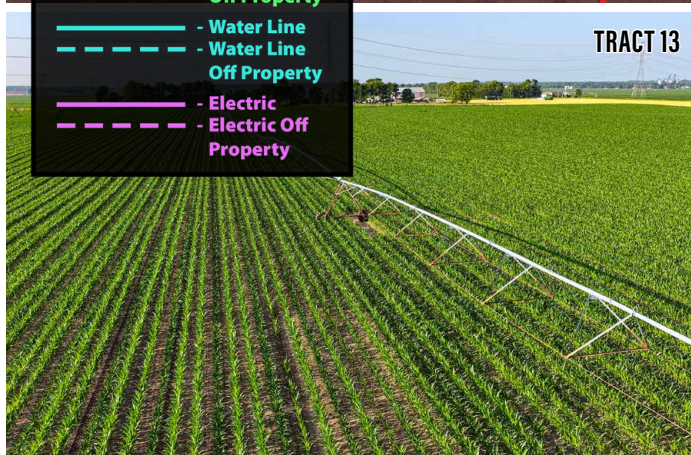


TRACT 13			
Code	Soil Description	Acres	% of Field
BrA	Bronson sandy loam, 0-2% slopes	31.86	15.1%
ShA	Shipshe sandy loam, 0-2% slopes	25.64	12.1%
Bp	Brady sandy loam	22.74	10.7%
Gf	Gilford sandy loam, gravelly substratum, 0-2% slopes	21.84	10.3%
BoB	Boyer loamy sand, 1-6% slopes	16.72	7.9%
KoA	Kosciusko sandy loam, 0-2% slopes	14.86	7.0%
Re	Rensselaer loam, 0-1% slopes	14.72	6.9%
OrA	Ormas loamy sand, 0-2% slopes	13.26	6.2%
CrB	Crosier loam, 1-4% slopes	11.04	5.2%
CaA	Carmi loam, 0-2% slopes	10.93	5.2%
Gm	Gilford mucky sandy loam, gravelly substratum, 0-2% slopes	7.19	3.4%
Wt	Whitaker loam	5.95	2.8%
HtbAU	Houghton muck, undrained, 0-1% slopes	5.1	2.4%
CrA	Crosier loam, 0-1% slopes	4.29	2.0%

TRACT 13



TRACT 13



TRACT 13



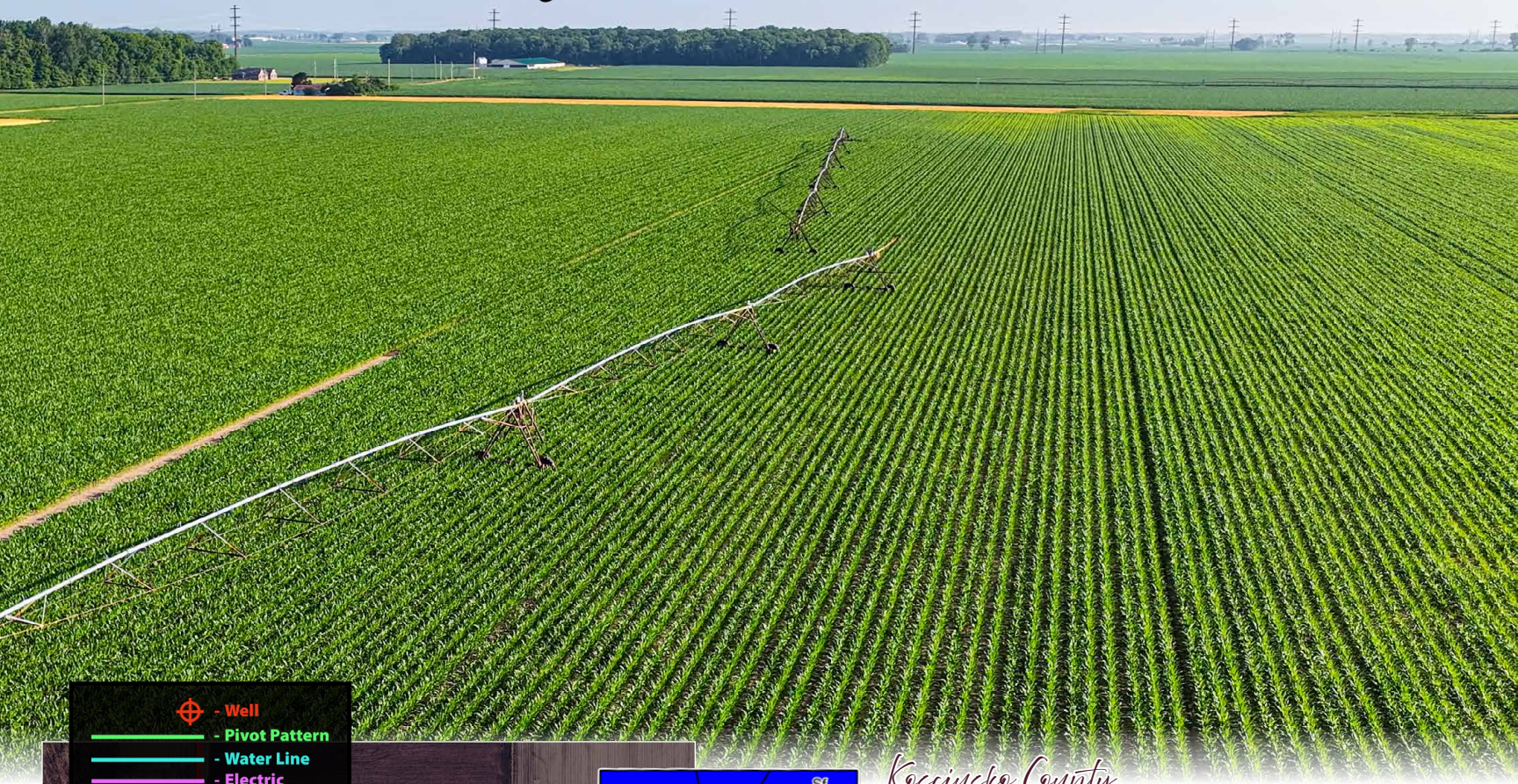
TRACT 13

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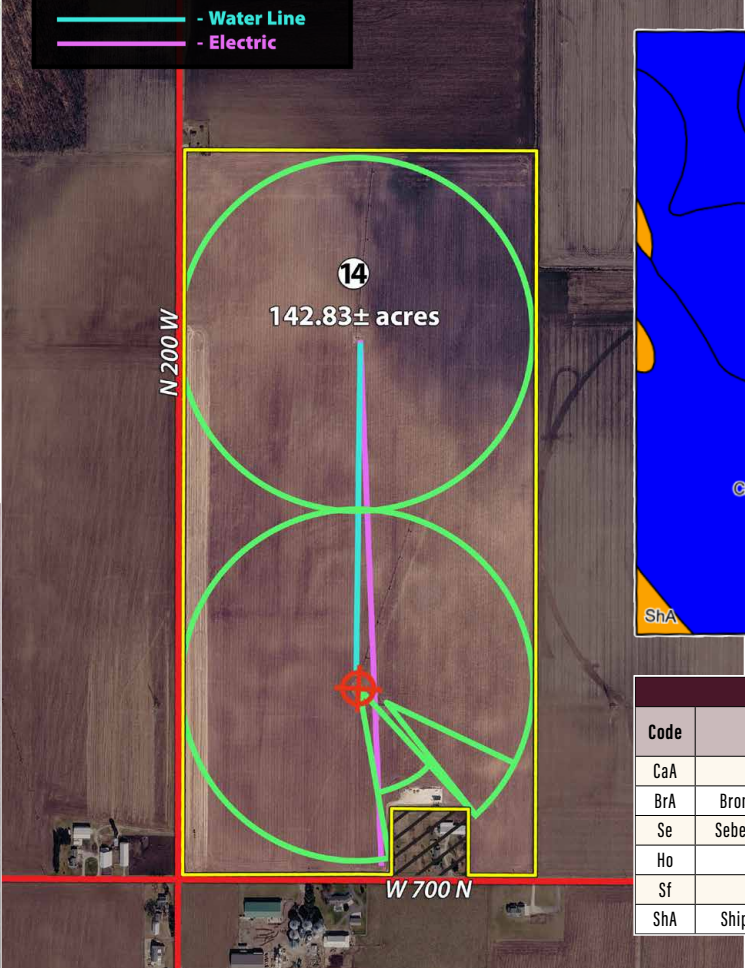
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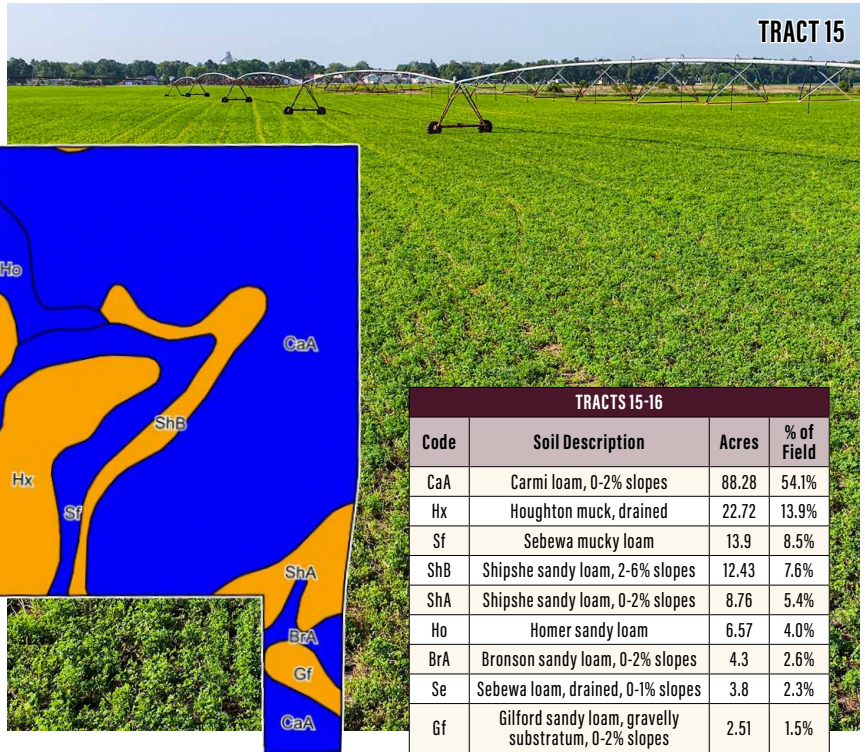


Kosciusko County

TRACT 14 - 142.83± ACRES containing 139.76 FSA tillable acres of which 123± have been irrigated. There are (2) 5-tower pivots serviced from the same well. The current crop is corn and the farm contains Carmi loam, Bronson sandy loam, and Sebewa loam soil types.



TRACT 14			
Code	Soil Description	Acres	% of Field
CaA	Carmi loam, 0-2% slopes	51.25	36.0%
BrA	Bronson sandy loam, 0-2% slopes	33.05	23.3%
Se	Sebewa loam, drained, 0-1% slopes	26.88	18.9%
Ho	Homer sandy loam	21.93	15.4%
Sf	Sebewa mucky loam	5.09	3.6%
ShA	Shipshe sandy loam, 0-2% slopes	3.91	2.8%



Kosciusko County

TRACT 15 - 156.58± ACRES containing 133.43 FSA tillable acres of which 114.5± acres have been irrigated. The irrigation is serviced by (2) 7-tower center pivots with one well. In order for the pivots to make a full swing, they do have to cross the adjoining landowner to the south and north. The current crop is alfalfa. Primary soils for the tillable portions are Carmi loam. 32.3 acres were previously in CRP production however the contract expired this year

TRACT 16 - 9.84± ACRES that is an ideal potential build site or place for alternative development uses.



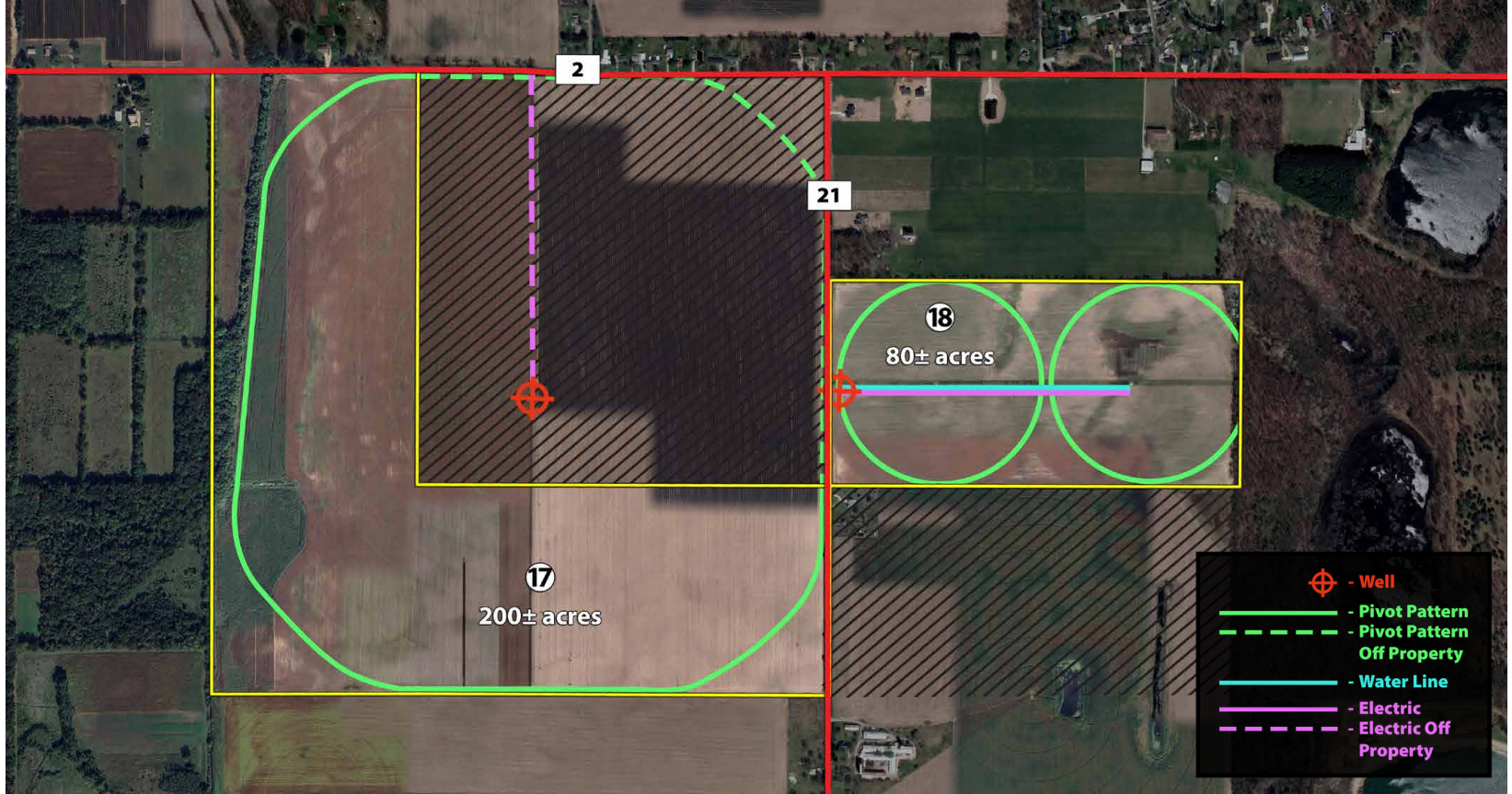
TRACT 15

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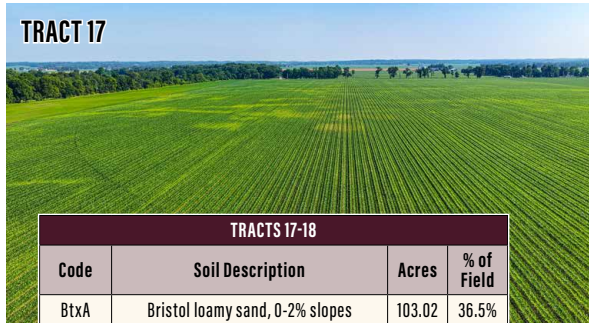
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TRACT 17



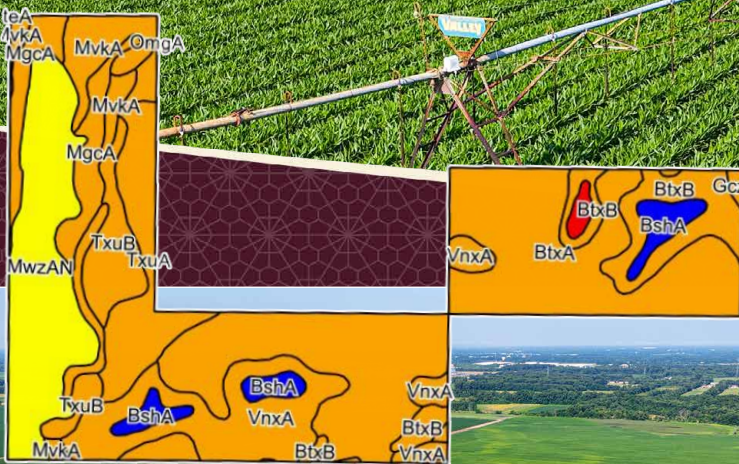
TRACTS 17-18			
Code	Soil Description	Acres	% of Field
BtxA	Bristol loamy sand, 0-2% slopes	103.02	36.5%
MwzAN	Muskego muck, drained, 0-1% slopes	42.75	15.1%
VnxA	Vistula loamy sand, 0-1% slopes	34.37	12.2%
BtxB	Bristol loamy sand, 2-5% slopes	20.98	7.4%
TxuA	Tyner loamy sand, 0-1% slopes	20.52	7.3%
MgcA	Maumee loamy sand, 0-1% slopes	15.84	5.6%
TxuB	Tyner loamy sand, 1-5% slopes	14.37	5.1%
MvkA	Morocco loamy sand, 0-2% slopes	12.82	4.5%
BshA	Brady sandy loam, 0-1% slopes	9.89	3.5%
TxuC	Tyner loamy sand, 5-10% slopes	3.97	1.4%

Elkhart County

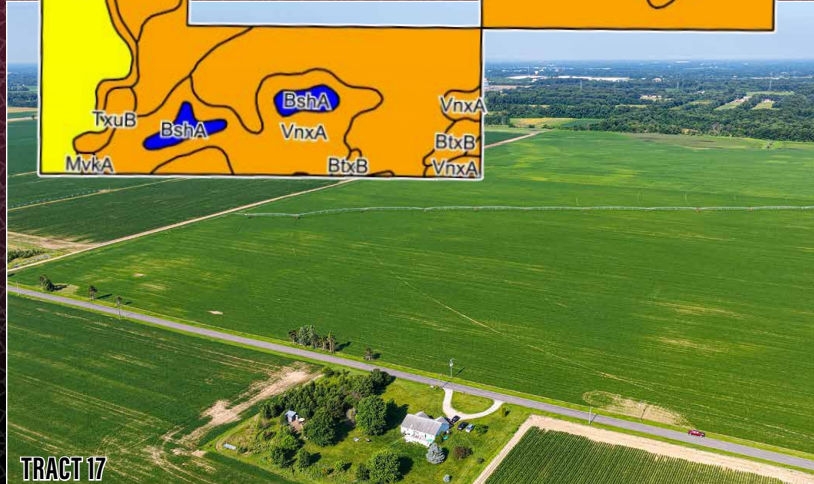
TRACT 17 - 200± ACRES containing 194.06 FSA tillable acres of which 160± acres have been irrigated. The farm has been irrigated by an adjoining landowner. There is no pivot or well transferring with this property. Current crop production is corn and the farm is comprised of various loamy sand soil types.

TRACT 18 - 80± ACRES containing 77.76 FSA tillable acres of which 72± acres are irrigated. There is a four tower towable pivot located on the tract that is moved back and forth between the two 40 acre systems. Primary soil type is Bristol loamy sand. An excellent opportunity to acquire quality irrigated land in Elkhart County!

TRACT 18



TRACT 17



TRACT 18



Spectacular Indiana **LAND AUCTION** Selling Absolute!

Presented By: Polk Family Farms Inc
and Polk & Sons Inc

- 1,710.13 FSA Tillable Acres
- 1,163± Irrigated Acres
- Seed Corn Production
- High Quality Soils
- 250,000 Bu. Grain Storage Facility
- Close Proximity to Warsaw & Elkhart

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 18 individual tracts, any combination of tracts & as a total 1,803.33± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

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.

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 approximately 45 days after the auction.

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

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 with 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 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 and 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.**

Information Day Dates: You are

encouraged to come join us at one of our information days to gather farm information, as well as details on the auction day process & how to bid. Stop by during any of the time frames listed below at the **Leesburg Lions Club! 114 W School St, Leesburg, IN 46538.**

Thursday, October 1 - 8-10am & Tuesday, October 13 - 4-6pm
Saturday, October 24 - 8-10am & Wednesday, November 4 - 4-6pm



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.

Wednesday,
November 11 - 10am

Kosciusko & Elkhart County, IN
1,803.33±
acres

Offered in 18 Tracts or Combinations



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