Quality Farmland AUCTION

Adams County, IN

53.8± acres

Offered in 3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:
Daniel Days • 260-233-1401
Daniel James Days, RB22000867
Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504

OCTOBER 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	31

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- 52.12± Acres of FSA Tillable Farmland
- Road Frontage along East 800 S and South 150 E
- Farming Rights in 2027
- Excellent Potential Build Sites
- 4 Miles Southeast of Berne
- Easy Road Access

53.8± acres

Offered in 3 Tracts

Quality Farmland AUCTION

Adams County, IN

Thursday, October 15th • 6:00pm EST

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SCHRADER — THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY | VIRTUAL | LIVE WITH ONLINE

Quality Farmland AUCTION

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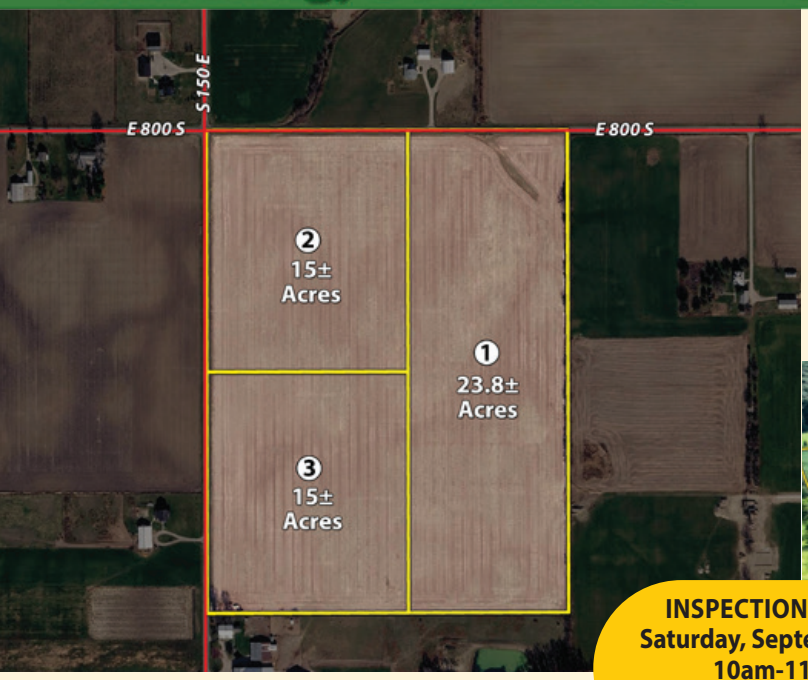
Thursday, October 15th • 6:00pm EST

Offered in 3 Tracts



GENERAL PROPERTY DESCRIPTION: Excellent productive farmland available just 4 miles outside of Berne! Looking for productive farmland soils or potential development sites? This property has it all, with excellent road frontage along all tracts and flat topography to work with, this farm is made up of primarily Blount silt loam and Pewamo silty clay. Farm has road frontage along East 800 S and South 150 E. Farming rights in 2027. Farmland like this doesn't come available often so don't miss out!

INSPECTION DATES:
Saturday, September 26th
10am-11am
Tuesday, October 6th
4pm-5pm

AUCTION LOCATION: **Lehman Park Pavilion, 212 Park Ave, Berne, IN, 46711.**

DIRECTIONS TO PROPERTY: Take US 27 south out of Berne. Just on the south end of town turn and head east on West 700 S. Continue east for 2.5 miles and you will arrive at South 150 E, turn right and head south. You will continue south on 150 for 1 mile and the property will be on the east side of the road.

TRACT DESCRIPTIONS:

TRACT 1: 23.8± ACRES of 100% tillable farmland with soils ranging in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off East 800 S. Would make a great potential build site! Farming rights in 2027. *This is the largest of all tracts, consider combining with Tract 2 for more road frontage!*

TRACT 2: 15± ACRES of 100% tillable farmland with soils ranging in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off East 800 S and South 150 E. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. *Consider combining with Tract 3 for more acres and road frontage!*

TRACT 3: 15± ACRES of 100% tillable farmland with soils ranging primarily in Pewamo silty clay and Blount silt loam. Tract has a flat topography with road access off South 150 E. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. *Consider combining with Tract 2 for more acres and road frontage!*

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.**

SELLER: **Wickey Family**
AUCTION MANAGER:
Daniel Days, 260-233-1401

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts as a total 53.8± acres. There will be open bidding on each individual tract, as well as combination of tracts.

DOWN PAYMENT: 10% down payment on the day of the 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing, subject to the 2026 Farming Rights. ***Farming Rights: Buyer will have 2027 farming rights.***

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes due in 2027.

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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the Adams County Planning Commission and Health Departments.

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.

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.