



Phone Bid Only

2026 Hunting Rights!

Hunting & Recreational Property Auction

10[±] acres 1 Tract

LaGrange Co, IN

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGER:

Robert Mishler • 260-336-9750

Robert E. Mishler, RB14050329, AU08701553
Schrader Real Estate and Auction Company, Inc.,
AC63001504, CO81291723

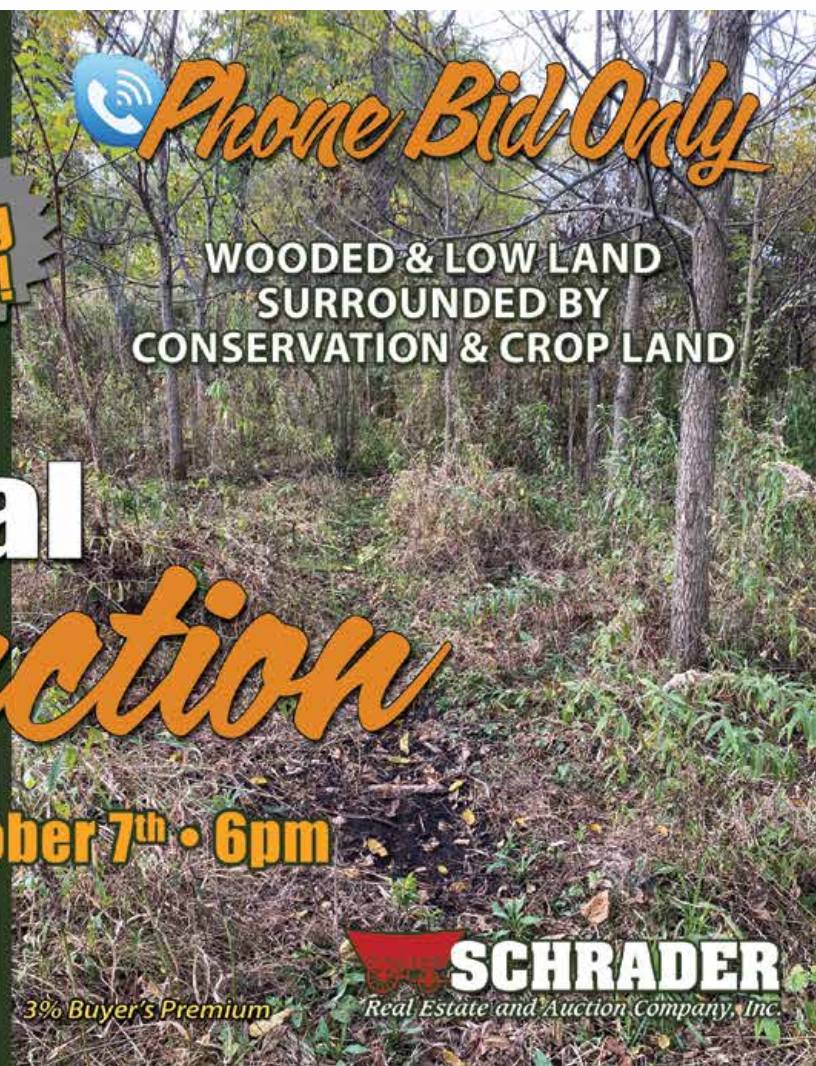


3% Buyer's Premium

800-451-2709

SchraderAuction.com

OCTOBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
		6	7	8	9	10
4	5			15	16	17
11	12	13	14	22	23	24
18	19	20	21	28	29	30
25	26	27	28	29	30	31



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2026 Hunting Rights!

**WOODED & LOW LAND
SURROUNDED BY
CONSERVATION & CROP LAND**

10[±] acres 1 Tract

LaGrange Co, IN

Hunting & Recreational Property Auction

Bidding Begins: Friday, September 25th • 12 Noon

Bidding Ends: Wednesday, October 7th • 6pm

Phone Bid Auction: To place your bids call or text Robert Mishler at 260-336-9750.

For price updates call 517-825-1191.

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3% Buyer's Premium



10±
acres
1 Tract

LaGrange Co, IN

2026
Hunting
Rights!



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WOODED & LOW LAND
SURROUNDED BY
CONSERVATION & CROP LAND

This property has been leased to Hunting Guides the last several years. With a few good bucks being harvested.

Located 5± miles east of LaGrange, IN on US 20 on the South side of the road - Watch for Signs!

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SELLER: Freeman Nisley Jr

AUCTION MANAGER: Robert Mishler, 260-336-9750



FEEL FREE TO WALK PROPERTY DURING DAYLIGHT HOURS

10± Acres

Opening Bid - \$75,000



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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract as a total 10± acre unit.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction. 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 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 Warranty Deed.

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

POSSESSION: At closing, with immediate hunting rights.

REAL ESTATE TAXES: Real Estate taxes will be prorated for the year 2026.

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.

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 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. Combination purchases will receive a perimeter survey only.

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, concern-

ing 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.