

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 2 individual tracts & as a total 130± acre unit. There will be open bidding on both tracts & the whole during the auction as determined by the Auctioneer. Bids on tracts & 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 any 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 farm tenant's rights for the 2026 crop year.

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

**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 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 & 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.**

- 4± Miles NW of Bremen
- 10± Miles N of Plymouth
- 12± Miles S of South Bend
- 1± Mile W of Miami Road

**130±** Offered in  
acres 2 Tracts

**Tuesday, October 20 • 6pm**

Held at St. Paul's Lutheran Church  
605 South Center St, Bremen, IN 46506

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Bremen, Indiana  
St. Joseph County

**LAND AUCTION**

• Productive Tillable Farmland • Rensselaer Soils • Great Opportunity to Buy

**Schrader Real Estate & Auction Company, Inc.**

**Corporate Headquarters:** 950 N Liberty Dr, PO Box 508,

Columbia City, IN 46725 #AC63001504, #CO81291723

**Auction Manager:** Kevin Jordan • 800.451.2709

#AU10600023, #RB14040687

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# LAND AUCTION

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# 130±

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## Tuesday, October 20 • 6pm



### INSPECTION DATES:

Thu, Oct. 1 • 1-3pm &  
Wed, Oct. 14 • 10am-Noon.  
Meet a Schrader Representative  
at the property for more  
info about the auction.

**1**

45±  
acres

**2**

85± acres  
(Swing Tract)



**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**AUCTION LOCATION:** St. Paul's Lutheran Church,  
605 South Center St, Bremen, IN 46506.

From downtown Bremen at the stop light on SR 106 &  
Center St, turn south 0.4 mi. to church on the west side  
of Center St.

**PROPERTY LOCATION:** The property lies in Sec-  
tion 18, Union Township, St. Joseph County, along  
the south side of Shively Rd just north of the St. Jo-  
seph/Marshall County line. *Approximate Address:*  
18500 Shively Rd, Bremen.

From the intersection of US 6 & SR 331, on the  
north side of Bremen, travel north on SR 331 for  
2.25± miles to Shively Rd. Turn west on Shive-  
ly Rd & travel 3.25± miles to the property.

**OWNER:** Sandra Kay Oakley Trust,  
Cynthia Keeling, Trustee

**AUCTION MANAGER:**

Kevin Jordan • 800.451.2709

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This is an excellent opportunity to purchase a productive block of St. Joseph County farmland - 130± acres in Union Township offered in 2 tracts or as a total unit. The farm carries 125± tillable acres on highly rated Rensselaer loam & Baugo silt loam soils, w/ level topography & frontage on Shively Rd. Whether you are looking to add acres to your operation, invest in well-located land, or pick up the piece that adjoins you, this offering is divided so that farmers, investors & neighbors can each bid on the tract that fits. Consider the possibilities!

**TRACT 1: 45± ACRES** of productive tillable farmland forming the north portion of the farm, w/ frontage on Shively Rd. Rensselaer & Baugo soils. An easy add-on to any operation - or consider combining w/ Tract 2 for the whole farm.

**TRACT 2: 85± ACRES "SWING TRACT"** of tillable farmland making up the balance of the farm. Rensselaer, Baugo & drained muck soils, w/ wooded & wetland cover in the southwest corner. Must be combined with Tract 1 or bid on by an adjoining landowner.

