



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



NOVEMBER 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					



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Eastern DeKalb County, IN

Offered in 3 Tracts

FARMLAND
AUCTION 73[±] acres



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Eastern DeKalb County, IN

FARMLAND
AUCTION

Tuesday,
NOVEMBER 24TH • 6:00PM EST

73[±]
acres

Offered in 3 Tracts



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73[±]
acres

Offered in 3 Tracts

Eastern DeKalb County, IN

FARMLAND
AUCTION

Tuesday,
NOVEMBER 24TH • 6:00PM EST

- 73[±] Acres of FSA Tillable Farmland
- Road Frontage along CR 44 & CR 63
- Farming Rights in 2027
- Potential Build Sites
- Easy Road Access
- New Tile

Auction held at the
International Monster Truck Museum
541 W Main St, Butler, IN, 46721

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- Road Frontage along CR 44 & CR 63
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- Potential Build Sites
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Eastern DeKalb County, IN

FARMLAND AUCTION

Tuesday,
NOVEMBER 24TH • 6:00PM EST

Offered in 3 Tracts

73[±]

acres

GENERAL PROPERTY DESCRIPTION:

Excellent productive farmland available just ½ mile off State Road 8! Property is primarily made up of Blount loam soils with small pockets of Pewamo silty clay. Farm has recently had tile ran through parts. A 10" main was installed into the open ditch on the south side of the property with 6" and 8" tile fingers running throughout the farm offering opportunity for the farm to be pattern tiled. The property has a slightly rolling topography. The farm has road frontage along CR 44 and CR 63. Farming rights in 2027. Property to the north is zoned industrial. Investors and farmers look in for a great investment opportunity!

Inspection Dates:

Tuesday, November 10th
4pm-5pm
Thursday, November 19th
4pm-5pm



AUCTION LOCATION: International Monster Truck Museum,
541 W Main St, Butler, IN, 46721.

DIRECTIONS TO PROPERTY: Take State Road 1 east out of St. Joe, continue on State Road 1 and head north once outside of town. Continue north for 3 miles and arrive at State Road 8. Continue north onto CR 63 for ½ mile, the property is on the west side of the road.

TRACT DESCRIPTIONS:

TRACT 1: 23.1± ACRES of 100% tillable farmland with soils primarily made of Blount loam and Pewamo silty clay. Tract has a slightly rolling topography with road access off CR 44. Tract has a 6" tile on the south end of the tract that feeds to the open ditch. Would make a great potential build site! Farming rights in 2027. Consider combining with Tract 2 for road frontage along CR 63.

TRACT 2: 10± ACRES of 100% tillable farmland with soils primarily made of Blount silt loam. Tract has a 4" tile draining towards the northeast corner of the tract. Tract has a flat topography with road access off CR 63. Would make a great potential build site with excellent frontage and acreage for a homestead! Farming rights in 2027. Consider combining with Tract 1 for more acres and road frontage.

TRACT 3: 39.9± ACRES of 100% tillable farmland with soils ranging primarily in Blount loam and Pewamo silty clay. Tract has a graded topography with an open ditch running along the south edge. Property has 6" and 8" tile fingers across the tract and a 10" main draining into the ditch. Tract has road access off CR 63. Farming rights in 2027.

SOILS CHART

Code	Soil Description	Acres	% of Field	Corn Bu	Corn Silage Tons	Grass Legume Hay Tons	Grass Legume Pasture AUM	Pasture AUM	Soybeans Bu	Winter Wheat Bu
BaB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	45.31	61.1%	137	17	5		9	50	54
Pe	Pewamo silty clay	11.67	15.8%	155	22	5		10	42	62
GnB2	Glynwood loam, 2 to 6 percent slopes, eroded	7.97	10.8%	128	18	4	8		41	56
MrC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	6.84	9.2%	150	15	4	7		37	47
MrD3	Morley silty clay loam, 12 to 18 percent slopes, severely eroded	1.93	2.6%	92	15	3	6		33	42
Hw	Houghton muck, drained	0.38	0.5%	159		5		11	42	64
Weighted Average				134.9	17.6	4.7	1.7	7.1	46.1	54.6

SELLER:
Bowman & Bowman Farms LLC
AUCTION MANAGER:
Daniel Days, 260-233-1401



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.

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 73± 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 Seller's 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 DeKalb 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.

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