



- Nearly All Tillable Farmland
- Recent Tiling & Farm Improvements
- 7± Miles S of Warsaw
- 7± Miles N of North Manchester
- 5± Miles E of Claypool
- Tracts Range in Size from 36-78± Acres
- 2027 Crop Farming Rights

Thursday, December 10 • 6pm

Shrine Building at the Kosciusko County Fairgrounds - Warsaw, IN

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

2% Buyer's Premium

Southern Kosciusko County

Land Auction

189±
acres

Offered in 3 Tracts or Combinations

Thursday, December 10 • 6pm

Shrine Building on the Kosciusko County Fairgrounds - Warsaw, IN

189±
acres

Offered in 3 Tracts or Combinations

SU	M	TU	W	TH	F	SA
		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		

December

NAA Auctioneer
LAX INDIANA AUCTIONEERS ASSOCIATION

LICENSED RE BROKER:
Joseph Frederick Kessie • 260.609.4640 #RB23001988

LICENSED AUCTIONEER & RE BROKER:
Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

Follow Us On: Facebook, YouTube, Get Our iOS App

SCHRADER Real Estate and Auction Company, Inc. ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725 #AC63001504, #CO81291723

Southern Kosciusko County

Land Auction

Southern Kosciusko County

Land Auction

189±
acres

Offered in 3 Tracts or Combinations

- Nearly All Tillable Farmland
- Recent Tiling & Farm Improvements
- 7± Miles S of Warsaw
- 7± Miles N of North Manchester
- 5± Miles E of Claypool
- Tracts Range in Size from 36-78± Acres
- 2027 Crop Farming Rights

Thursday, December 10 • 6pm

Shrine Building at the Kosciusko County Fairgrounds - Warsaw, IN

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

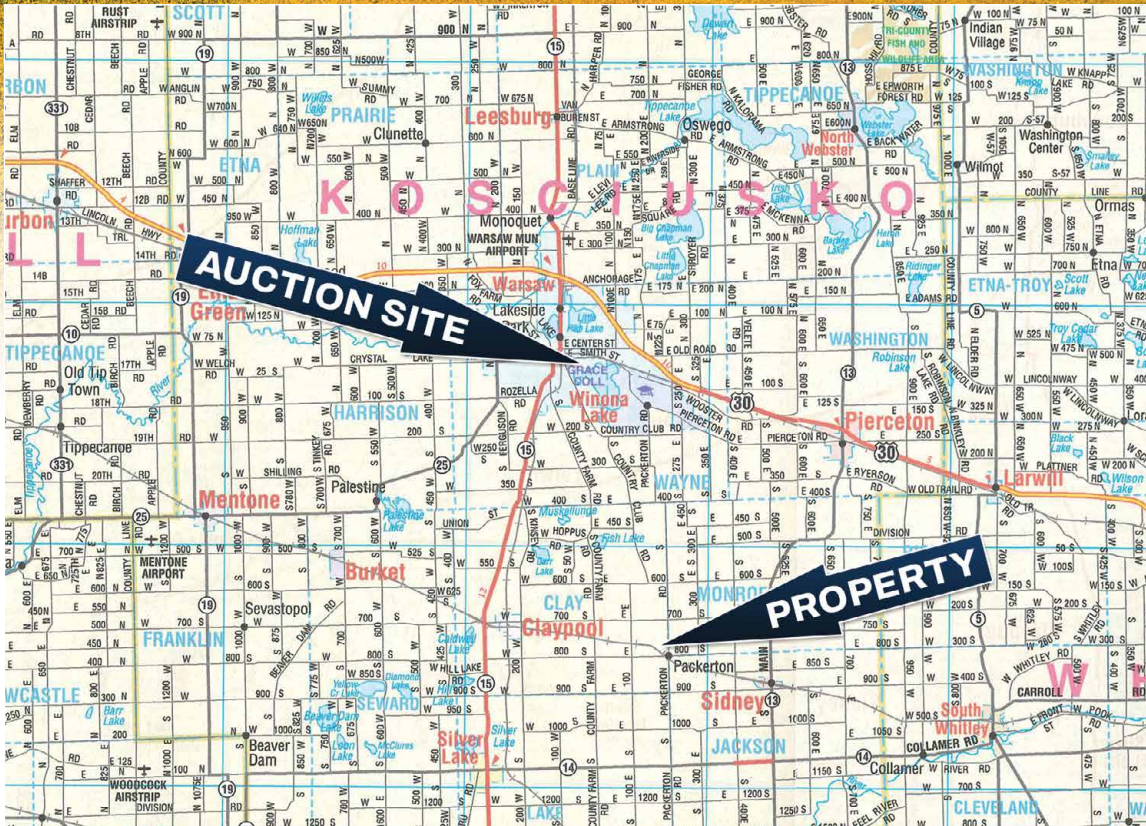
2% Buyer's Premium

Southern Kosciusko County

Land Auction

189± acres

Offered in 3 Tracts or Combinations



AUCTION LOCATION: Shrine Building at the Kosciusko County Fairgrounds, 1400 E Smith St, Warsaw, IN 46580

PROPERTY ADDRESS: South of 7207 S Packerton Rd, Claypool, IN 46510

DIRECTIONS TO PROPERTY: *From Claypool, IN*, go east on 700 S 4 miles, turn right onto Packerton Rd. Go south on Packerton Rd for .25 miles. Tract 1 will begin on the right (West). *OR* From the intersection of St. Rd. 114 & St. Rd. 13 **North Manchester, IN**, go north on St. Road 13 for .5 miles to Meridian Rd. Turn left onto N Meridian Rd (Also Packerton Rd/200 E). Continue north 7 miles & the property will begin on the left.

TRACT 1 - 78± ACRES of nearly all tillable farmland featuring soils consisting of Morley, Glynwood & Riddles soils. This tract is easily accessed off S Packerton Rd.

TRACT 2 - 75± ACRES of nearly all tillable farmland, with recent drainage tile improvements in the southwest corner of this tract. See information book for the tile mapping.

TRACT 3 - 36± ACRES of mostly all tillable cropland, featuring Morley, Glynwood, & Blount soils. Study the opportunity to combine with Tracts 1 & 2 for 189± acres of mostly all tillable farmland.

SELLER: John E. & Amy J. Hicks

SALE MANAGERS: Joe Kessie • 260.609.4640
& Drew Lamle • 260.609.4926

INSPECTION DATE: Wed, Nov. 18 • 3-5pm



TRACT 1



TRACT 2

Thursday, December 10 • 6pm

Shrine Building at the Kosciusko County Fairgrounds - Warsaw, IN



**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.

2% Buyer's Premium

800.451.2709

www.SchraderAuction.com



SCHRADER
Real Estate and Auction Company, Inc.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts & as a total 189± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

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 General Warranty deed, subject to any easements & other permitted exceptions of record.

ceptions 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.**