

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, Indiana 46725 #AC63001504, #COS1291723

Tuesday, December 8 • 6pm

Held at Zimmer Biomet Center Lake Pavilion
119 East Canal St, Warsaw, IN

162.5±
acres

Offered in 4 Tracts or Combinations

Licensed RE Broker:

Joseph Frederick Kessie • 260.609.4640 #RB23001983

Licensed Auctioneer & RE Broker:

Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

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Quality Kosciusko County LAND AUCTION



Quality Kosciusko County LAND AUCTION

Tract 3

Tuesday, December 8 • 6pm

Held at Zimmer Biomet Center Lake Pavilion - 119 East Canal St, Warsaw, IN

162.5±
acres

Offered in 4 Tracts or Combinations

- Productive Soils with Nearly All Tillable Acreage
- 158.67 FSA Cropland Acres
- 6± Miles NW of Warsaw & 3± Miles W of Leesburg
- Excellent Potential Home & Mini Farm Building Site
- Tracts Offered in 5-82.5± Acres in Size



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Quality Kosciusko County LAND AUCTION

Tract 2

Tuesday, December 8 • 6pm

Held at Zimmer Biomet Center Lake Pavilion - 119 East Canal St, Warsaw, IN

162.5±
acres

Offered in 4 Tracts or Combinations

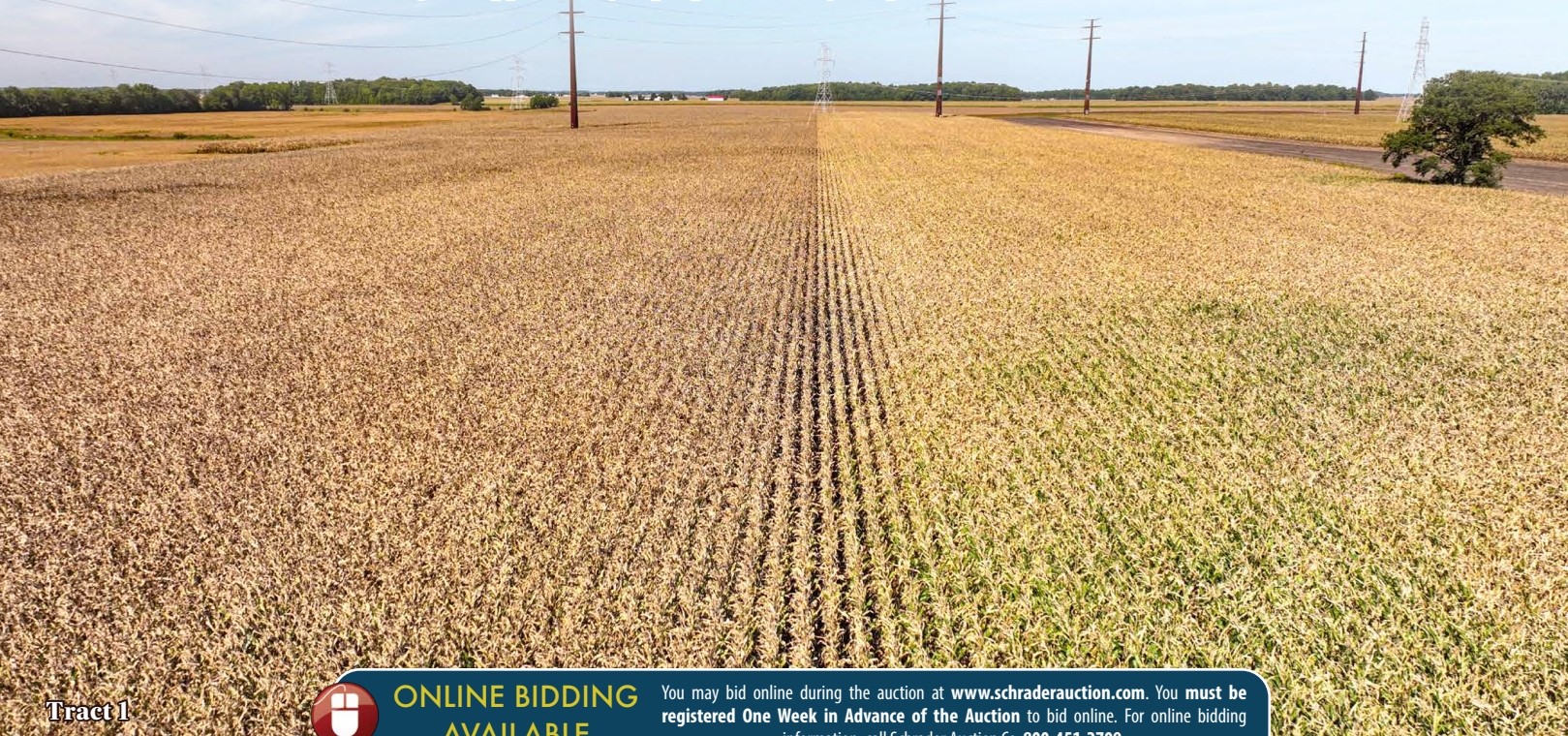
- Productive Soils with Nearly All Tillable Acreage
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Quality Kosciusko County LAND AUCTION

The Lamon, Diehl, & Bast Families are offering a great opportunity to purchase a productive tillable farm that's been in the family for generations. The property is located directly West of Leesburg 3 miles & features 158.67 FSA cropland acres that has produced yields based off a 4-year average of 211 bu Corn & 59 bu Soybeans. The tillable land has been rented by the same tenant since 1988 who has been utilizing no-till farming practices & maintaining meticulous stewardship of the farm! Study your opportunity & prepare to bid your price on December 8th!



Tract 1



**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.



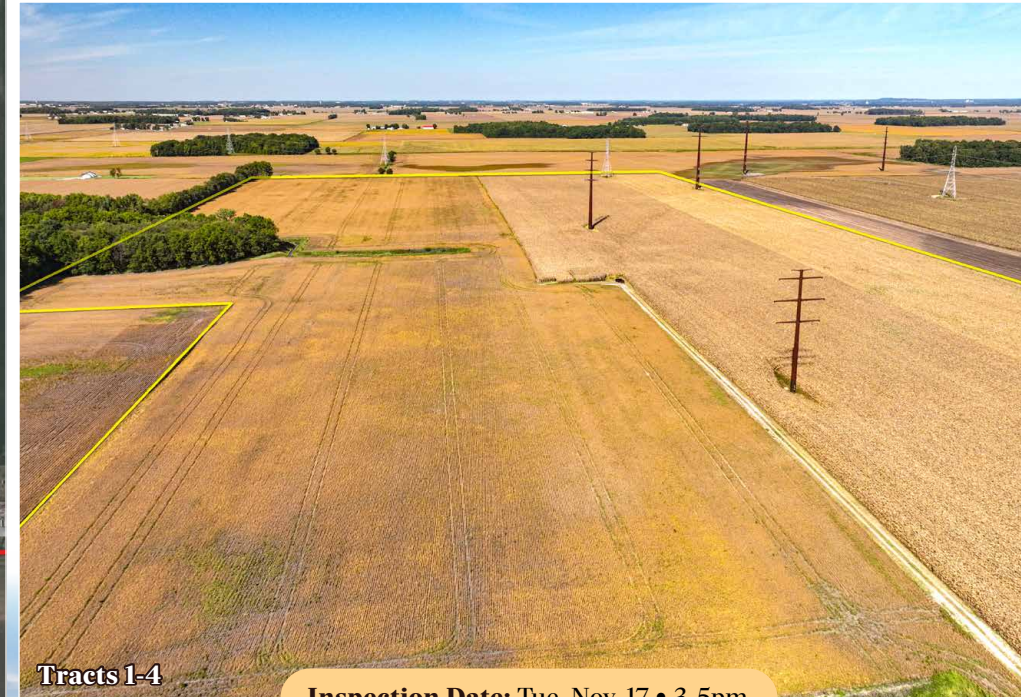
②
82.5± acres

③
35± acres

①
40± acres

④
5± acres

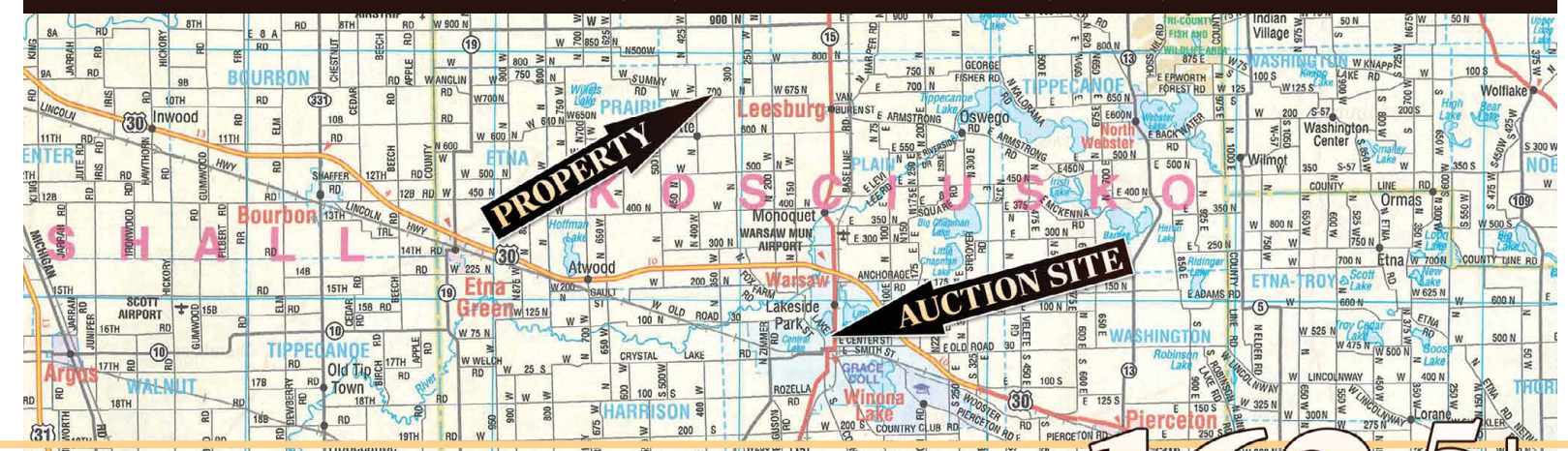
W 700 N



Tracts 1-4

Inspection Date: Tue, Nov. 17 • 3-5pm

Auction Location: Zimmer Biomet Center Lake Pavilion, 119 East Canal St, Warsaw, IN 46580
Property Location: West of 3491 W 700 N, Leesburg, IN 46538 • From Leesburg, IN, go west on 675 N to 100 W, turn right (north) go .25 miles to 700 N, turn left (west) 2.5 miles. Farm will be on right (north side) of 700 N.



Tuesday, December 8 • 6pm

Held at Zimmer Biomet Center Lake Pavilion - 119 East Canal St, Warsaw, IN

162.5± acres

Offered in 4 Tracts or Combinations

Seller: Brenda Sue Lamon, Carl V. Diehl, Ryan C. Bast & Andrew C. Bast

Sale Managers: Joe Kessie • 260.609.4640 & Drew Lamle • 260.609.4926

800.451.2709

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SCHRADER
Real Estate and Auction Company, Inc.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 162.5± 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 complete.

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 General Warranty 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.**