

WHITLEY COUNTY, INDIANA

# Land AUCTION

2± MILES NORTHEAST OF COLUMBIA CITY • 15± MILES WEST OF FORT WAYNE/I-69 • 23± MILES EAST OF WARSAW

## 94± in 4 tracts ACRES



TRACT 3

### 2024 Farming Rights

- ROLLING POTENTIAL BUILDING SITES
- PRODUCTIVE TILLABLE FARMLAND
- WOODS FOR HUNTING
- 3-BEDROOM HOME
- GREAT LOCATION ON SR 205 NEAR COLUMBIA CITY

## WEDNESDAY, APRIL 24 • 6PM EST

held at Whitley County Fair Grounds, Columbia City, IN • Online Bidding Available



**SCHRADER**  
Real Estate and Auction Company, Inc.  
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APRIL	Sun	Mon	Tue	WED	Thu	Fri	Sat
	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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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 Company.

**800.451.2709**  
**SchraderAuction.com**

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TRACT 3



TRACT 3



TRACT 4

## WEDNESDAY, APRIL 24 • 6PM EST

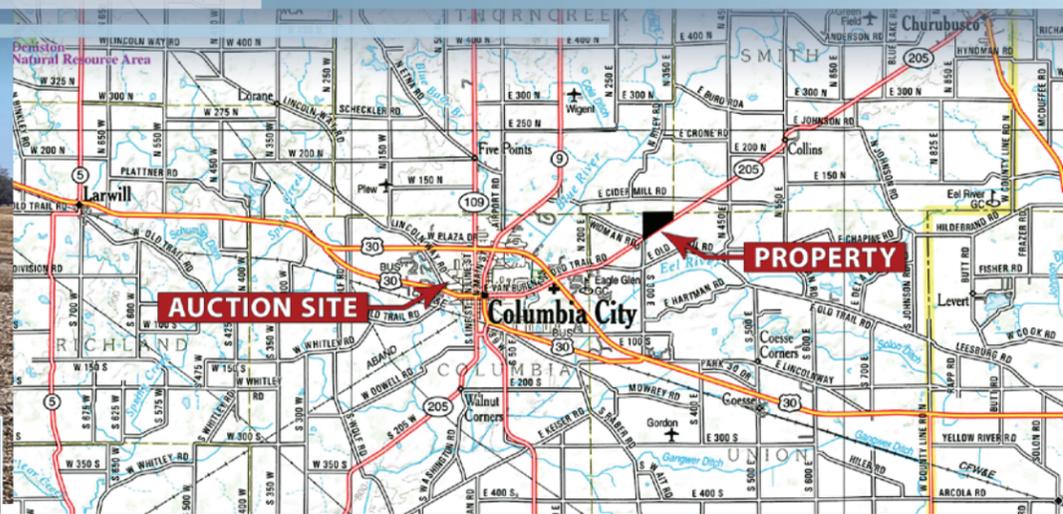
held at Whitley County Fair Grounds, Columbia City, IN • Online Bidding Available

# Land AUCTION 94± in 4 tracts ACRES

AUCTION LOCATION | Whitley County 4-H Community Center  
680 W Squawbuck Rd, Columbia City, IN 46725

WEDNESDAY, APRIL 24 • 6PM EST *Online Bidding Available*

**2024 Farming Rights**  
ROLLING POTENTIAL BUILDING SITES  
PRODUCTIVE TILLABLE FARMLAND  
WOODS FOR HUNTING  
3-BEDROOM HOME  
GREAT LOCATION ON SR 205  
NEAR COLUMBIA CITY



**PROPERTY LOCATION** | From the intersection US 30 & SR 205 (near Parkview Whitley) travel northeast 2 miles on SR 205 to the property on the left.  
3025 E State Rd 205, Columbia City, IN, 46725



TRACT 2

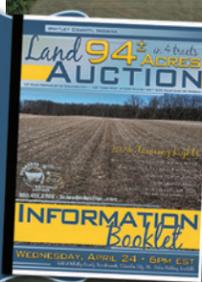
**TRACT 1: 30± ACRES** mostly tillable land with rolling topography. Morley and Pewamo soils.  
**TRACT 2: 33± ACRES** mostly tillable with 6± acres of woods. Morley and Pewamo soils.  
**TRACT 3: 5± ACRES** including the older 3 bedroom home with 3-car garage. Consider renovating this home close to Fort Wayne and Columbia City. Imagine the possibilities!  
Address: 3025 E State Rd 205, Columbia City, IN, 46725

**TRACT 4: 26± ACRES "SWING TRACT"** including a great mixture of tillable and 15± acres woods. Consider the recreational value of this property! This tract must be combined together with another tract in the auction or by a neighbor providing road frontage.



TRACT 1

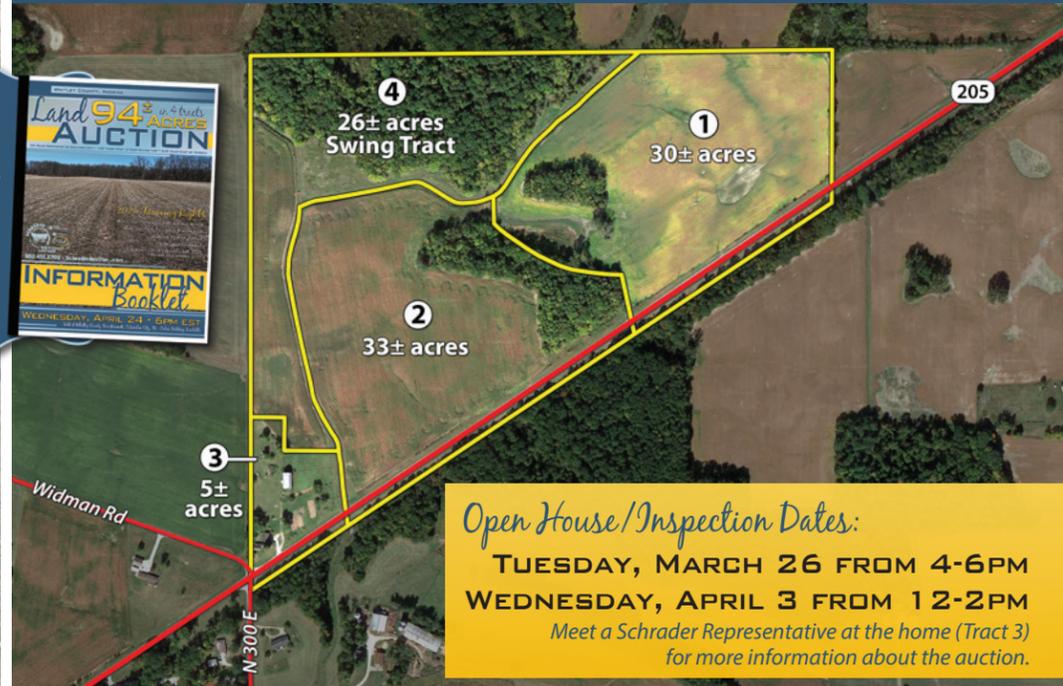
Contact an Auction Mgr for an information booklet.



TRACTS 2 & 4



TRACTS 2 & 4



**Open House/Inspection Dates:**  
TUESDAY, MARCH 26 FROM 4-6PM  
WEDNESDAY, APRIL 3 FROM 12-2PM  
*Meet a Schrader Representative at the home (Tract 3) for more information about the auction.*

**Auction Terms & Conditions:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts (subject to "swing" tract limitations) & as a total 94± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.  
**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 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(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at closing. Immediate possession for spring farming purposes is available. Please contact auction company for details.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2024 taxes due in 2025 & thereafter.  
**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.

**Owner: MARY ADKINS ESTATE**  
**Auction Managers:**  
ARDEN SCHRADER • 260.229.2442  
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