



Monday, August 20 • 6 pm

in 5 tracts
143
acres

Huntington County, Indiana • Clear Creek Twp.

Highly Productive Tillable Land

123± Tillable Acres • Wooded Recreational Land

2 Story Brick Home • Potential Building Site

*Excellent Location Minutes from
 Huntington & Roanoke*

143
acres

in 5 tracts

Harold W. Landrigan Trust

real estate auction

real estate auction

Harold W. Landrigan Trust

Huntington County, Indiana • Clear Creek Twp.

800-451-2709
 SchradlerAuction.com

#AC63001504, #AU01042681, #AU10600070
 CB-478

AUGUST 2012						
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	31			



email: auctions@schraderauction.com

Gary Boggs, 260-244-7606

Zach Hiner, 260-437-2771 &

Auction Managers:

Columbia City, IN 46725

P.O. Box 508, 950 N. Liberty Dr.,

SCHRADER
 Real Estate and Auction Company, Inc.



Monday, August 20 • 6:00 pm



real estate auction

Harold W. Landrigan Trust

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acres
in 5 tracts

Huntington County, Indiana • Clear Creek Twp.

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real estate auction

Monday, August 20 • 6 pm **SCHRADER**
Real Estate and Auction Company, Inc.

Property Location: 2 miles north of US 24 (at Huntington, IN) on SR 9 to CR 700 N, then ¾ mile east.

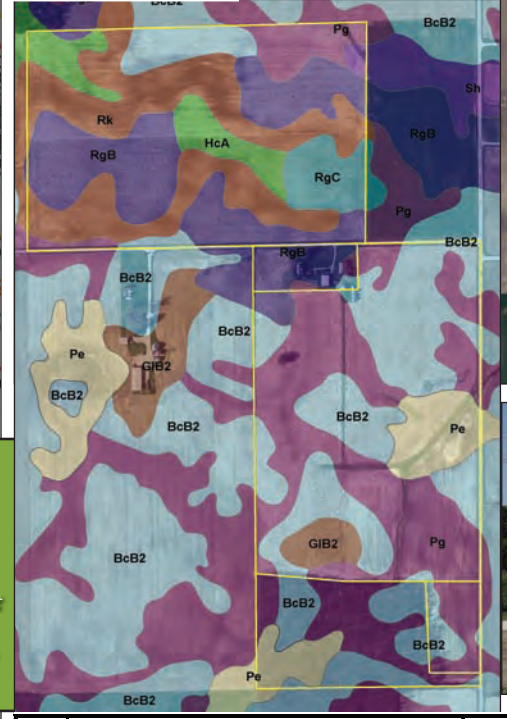
Auction Location: The Event Center, 9524 US 24 N, Roanoke IN. From Hwy 24 & 900 N (Vine St) travel west 2 blocks to 4-way stop at Vine and Main. Turn right (North) on Main, travel .5 miles and veer right on Locust Dr. Entrance on right.

Tract Descriptions:

- Tract 1:** 61.8 acres with 60.93 highly productive tillable acres and frontage on CR 700 N.
- Tract 2:** 3.1 acres with 2 story brick home, 24'x24' garage, 40'x60' pole barn, and plenty of room for pasture and a garden. This may be the place in the country you have been looking for – room for the children to run, but close to schools and easy access to Huntington and Fort Wayne.
- Tract 3:** 59.3 acres of Patton, Pewamo and Blount soils in the 57.9 tillable acres and frontage on CR 700 N and Meridian Road.
- Tract 4:** 4.3 acres of open, tillable land with approximately 590' of frontage on Meridian Road. Buy it alone, with Tract 3, or with Tract 5 – Your choice!
- Tract 5:** 15.3 acres of wooded/recreational land with 30' owned access to Meridian Road. Buy this one for weekend get-a-ways or combine it with Tract 4 and build your country estate at the edge of the woods with quick access to US 24 and SR 9.



Property Inspections:
Saturday, July 21 • 9-11 AM &
Wednesday, August 8 • 4-6 PM
Meet a Schrader Representative on Tract 2 to inspect the property or gather more information on the property and/or auction process (or call Zach Hiner at 260-437-2771 for a private showing).



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
Pg	Pewamo silty clay loam	38.6	27.2%	[Red Box]	Ilw	160	5.3	10.6	44	64
BcB2	Blount silt loam, 1 to 4 percent slopes, eroded	36	25.3%	[Red Box]	Ile	135	4.5	8.9	44	61
RgB	Rawson fine sandy loam, 2 to 6 percent slopes	24.2	17.0%	[Red Box]	Ile	120	4	7.9	42	54
Rk	Rensselaer loam	21.9	15.4%	[Red Box]	Ilw	172	5.8	11.4	48	69
Pe	Patton silty clay loam, sandy substratum	8	5.7%	[Red Box]	Ilw	175	5.8	11.6	49	70
HcA	Haskins fine sandy loam, 1 to 4 percent slopes	6.1	4.3%	[Red Box]	Ilw	150	5	9.9	49	68
RgC	Rawson fine sandy loam, 6 to 12 percent slopes	4.4	3.1%	[Blue Box]	Ille	110	3.6	7.3	39	50
GIB2	Glynwood silt loam, 3 to 7 percent slopes, eroded	2.5	1.8%	[Blue Box]	Ille	125	4.1	8.3	44	56
Sh	Shoals silt loam, occasionally flooded	0.5	0.3%	[Red Box]	Ilw	135	4.5	8.9	44	61
Weighted Average						147.1	4.9	9.7	44.7	62.3



OWNER: HAROLD W. LANDRIGAN TRUST, Pat Landrigan - Trustee, Daniel Landrigan - Pers. Representative, Dan Gordon - Attorney for Trust
SALE MANAGERS: Zach Hiner & Gary Boggs

800-451-2709 • 260-244-7606 • SchraderAuction.com

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 143-acre unit. There will be open bidding on the tracts, combinations, and the total during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction. 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.
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 balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession of Tract 2 will be immediately after closing. Possession of all other tracts will be after the 2012 crop is harvested.
REAL ESTATE TAXES: Seller will pay the 2012 taxes due in 2013. Buyer(s) will pay all taxes due thereafter.
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.
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. Seller and 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 and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, except on Tract 2 or any combination of tracts including Tract 2.
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.**