

JASPER COUNTY, IN

Real Estate
AUCTION
TILLABLE LAND • HUNTING & RECREATION
• HOME & OUTBUILDINGS

379±
Acres
offered in 6 tracts

- Productive Farmland • Mostly Tillable
- Farmstead with 2 Story Home, Machine Shed & Grain Storage
- Potential Home Site with Existing Grain Bins and Outbuildings
- Iroquois River Frontage
- Hunting & Recreational Opportunities



ONLINE BIDDING AVAILABLE

MONDAY, NOVEMBER 9TH • 5 PM CENTRAL
Auction Location: Knights of Columbus, Rensselaer, IN
Property Location: 6+ miles southwest of Rensselaer, IN • 7+ miles east of Brook, IN



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950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606

Auction Managers:
Jim Hayworth
Matt Wiseman
Jimmy Hayworth

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800-451-2709
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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

NOVEMBER 2015

AUCTION TERMS AND CONDITIONS: The property will be offered in 6 individual tracts, any combination of tracts and as to a total 379± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, track combinations and individual tracts or combinations of tracts shall be at closing. The down payment may be made in the form of cashiers check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so check your financing source prior to bidding. The down payment for the property shall be 10% of the purchase price. The balance of the purchase price is due at closing which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administrative closing shall be shared 50/50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the farmstead shall be at closing. Possession of the home and garage on tract 6 shall be 30 days after closing. Possession of the grain bins and all other outbuildings shall be on the date of closing. Possession of the 2015 crop, including Reserve Program (RP) contracts and other obligations and shall timely sign all documents required by the FSA office in connection with the property. The Buyer shall assume the existing Conservation Easement on the property. The Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps. The Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps.

REAL ESTATE TAXES: Seller shall pay all 2015 real estate taxes due and unpaid as of the date of closing. Buyer shall be responsible for conducting his or her own due diligence concerning the property. The information contained in this document is for informational purposes only and does not constitute an offer of any financial product or service. The Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps.

ACREAGE: All tracts are being offered as shown on the official plat maps and the Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps.

DEED: Seller shall provide a preliminary title report and a deed for each tract, with cooperation from the Seller or Auction Company, Inc. The deed shall be provided to the Buyer(s) immediately following the closing of the auction.

EVIDENCE OF TITLE: Seller shall provide a preliminary title report and a deed for each tract, with cooperation from the Seller or Auction Company, Inc. The deed shall be provided to the Buyer(s) immediately following the closing of the auction.

INSURANCE: Seller shall provide a preliminary title report and a deed for each tract, with cooperation from the Seller or Auction Company, Inc. The deed shall be provided to the Buyer(s) immediately following the closing of the auction.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting his or her own due diligence concerning the property. The Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps.

PROCEEDS: Subject to any and all existing easements and encumbrances, the proceeds from the sale of the property shall be distributed to the Buyer(s) as directed in the deed.

DISCLAIMER AND AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are not providing any financial, legal, or tax advice. The information contained in this document is for informational purposes only and does not constitute an offer of any financial product or service. The Seller or Auction Company, Inc. warrants that the acreage, dimensions and dimensions in the purchase agreement, plat maps, and other documents are correct and as shown on the official plat maps.

PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE: Any announcements made the day of the sale take precedence over any printed material or any other oral statements made.

Real Estate AUCTION

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JASPER COUNTY, IN

379± Acres

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AUCTION LOCATION:

Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go approximately .4 miles to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east (right) on E. Vine St. and go 1 block to auction site.

PROPERTY LOCATION:

To Tracts 1, 2 and 3: Take US 231 south out of Rensselaer for approximately 3 miles to State Road 16. Turn west (right) onto State Road 16 and go approximately 4 miles to County Road 980 W. Turn south (left) on CR 980 W and go approximately .3 mile to the property on both sides of the road. To Tracts 4, 5 and 6: From the intersection of US 231 and State Road 16, south of Rensselaer, travel west approximately 5 miles on State Road 16 to County Road 1080 W. Turn north (right) on CR 1080 W and go 1.5 miles to the property on the north side of CR 850 S.

Part of Sections 7, 8, 20 & 21, T28N, R7W, Jordan Township. Part of Section 5, T28N, R7W, Newton Township.

TRACT 1: 40± acres; All tillable except for roads. Approximately ¼ mile of road frontage on both County Roads 980 W and 1080 S. Nice square 40± acre parcel with productive soils and a lot of road frontage.



TRACT 2: 79± acres; All tillable except for the road. Soil types consist of Rensselaer loam, Montgomery silty clay loam, Watseka loamy fine sand, Simonin loamy sand and Sparta sand. Road frontage on County Road 980 W.

TRACT 3: 55± acres; FSA considers 49.22 acres as cropland, of which 2.4 acres are in the Conservation Reserve Program (CRP). The CRP contract terminates on September 30, 2020. The annual payment is \$612 or \$255.15 per acre. This parcel is improved with a 24' diameter dryer bin with 2 auger stirator, burner and fan. Seller reports 8,500 bushel storage capacity to the bottom of stirator. The LP tank is not being sold with the property. There is also a 22' bin with 6,500 bushels of storage capacity to the peak. It has a full aeration floor and fan. There is also another bin with 4,000 bushels of storage capacity with a full dryer floor and fan with no heater. This bin has a single auger stirator. There is also an old unique 26' x 84', farrowing barn that still has the wood farrowing pens. The remaining building is a 42' x 28' barn. It has a 12' driveway on the tall side, all concrete floor and 2 - 8' x 28' x 10' high raised bins. There is a well with 5" casing as well as a septic tank and leach bed on the building lot.

Soils: Tract 1, 2, & 3			
Symbol	Name	corn	soybean
Mp	Montgomery silty clay loam	160	44
St	Strole clay loam	136	41
We	Watsseka loamy fine sand	105	27
SpB	Sparta sand, 2-6% slopes	82	25
Re	Rensselaer loam	172	48
SmA	Simonin loamy sand, 0-2% slopes	131	43

Soils: Tract 4, 5, & 6			
Symbol	Name	corn	soybean
Ir	Iroquois fine sandy loam	170	47
SmA	Simonin loamy sand, 0-2% slopes	131	43
NaB	Nesius fine sand, 1-3% slopes	95	30
Pa	Papineau sandy loam	150	46
So	Sloan silt loam, frequently flooded, undrained	-	-
Dc	Darroch loam	160	49
St	Strole clay loam	136	41

OWNER:
Joloma Farms, LLC



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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

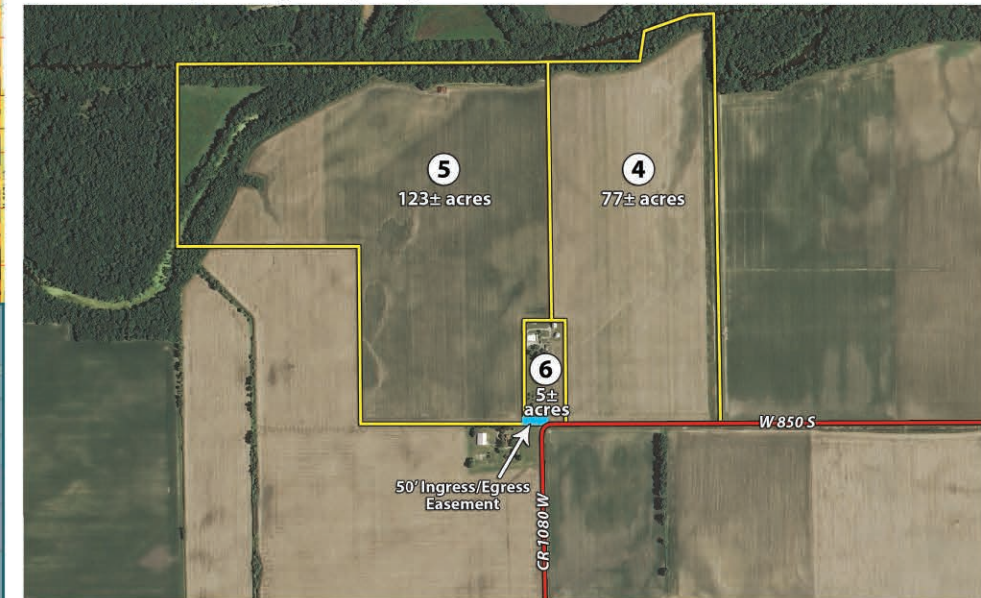
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Matt Wiseman, office: 866-419-7223, cell: 219-689-4373
Jimmy Hayworth

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TRACT 4: 77± acres. This tract is mostly tillable and has 3.8 acres, along the ditch on the east side of the property in CRP. The CRP contract expires on September 30, 2020. The annual payment is \$829 or \$218.24 per acre. This tract has Iroquois River frontage and road frontage on County Road 850 S.

TRACT 5: 123± acres. FSA considers 102.07 acres as cropland, of which 6.13 acres are in CRP. One CRP contract is on 2.6 acres (FSA Aerial shows 2.63 acres) and it expires September 30, 2019. The annual payment is \$590 or \$227.00 per acre. The other CRP contract is on 3.5 acres and it expires September 30, 2022. The annual payment is \$702 or \$200.63 per acre. With the abundance of Iroquois River frontage, wooded area in the northwest part of the farm and CRP acreage, be sure to consider the hunting and recreational opportunities on this parcel. There is an old barn and one sided crib located on this tract near the river. There is a well with 4" casing and hand pump located near these buildings. There is also a flowing well located in the trees near the tillable field line in the northwest part of this tract. Seller will provide access to this Tract by way of a 50' wide ingress/egress easement over part of the southern portion of Tract 6 from County Roads 850 S and 1080 W. In the event Tract 5 is bought in a combination which includes Tracts 4 or 6, the Seller will not be providing an ingress/egress easement.



TRACT 6: 5± acres. This tract is improved with an older two-story home, detached 2 car garage, 40' X 60' machine shed with approximately 1/3 of the floor being concrete and 27' diameter bin with approximately 9,000 bushels of storage capacity to the bottom of the stirator. The bin has a 2 auger - wall hugger stirator, dryer floor, fan and burner. The LP tank at the bin is not being sold with the property. There is also a 30' X 40' crib with 5 overhead bins. This tract has a well with 4" casing. * Contact auction managers for room sizes and additional information regarding home.



INSPECTION DATES:
Tuesday, October 13
3 - 5 PM Central
Tuesday, October 27
3 - 5 PM Central
Meet a Schrader representative at Tract 6.



Contact Auction Company for detailed information book or CD with additional due-diligence materials on the property.



REAL ESTATE TAXES: 2014 payable 2015 (Tracts 1 & 2) \$1,764.18, Iroquois Conservancy assessment of \$11.10; (Tract 3) \$838.20, Iroquois Conservancy assessment of \$5.27; (Tracts 4, 5 & 6 - 3 Tax ID numbers) \$3,469.74, Iroquois Conservancy assessments of \$21.82, additional ditch assessment of \$15.88 (Louis B. Nagle Tile).