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259± Acres Real Estate AUCTION

offered in 7 tracts
Rolling Prairie, IN • LaPorte County

NOVEMBER 2015						
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					

259± Acres

offered in 7 tracts

Rolling Prairie, IN • LaPorte County
3± Miles Southeast of Rolling Prairie
7± Miles East of LaPorte
6± Miles Southwest of New Carlisle

- Prime Tillable
- Great Road Frontage
- Wooded Land
- Potential Building Sites



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Tuesday, November 17th at 6:00pm CST (7:00pm EST)

Real Estate AUCTION

Rolling Prairie, IN • LaPorte County

3± Miles Southeast of Rolling Prairie

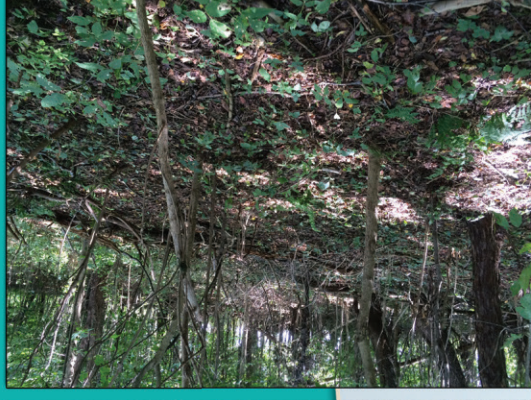
7± Miles East of LaPorte

6± Miles Southwest of New Carlisle

259± Acres

Offered in 7 tracts

- Prime Tillable
- Great Road Frontage
- Wooded Land
- Potential Building Sites



ONLINE BIDDING
AVAILABLE



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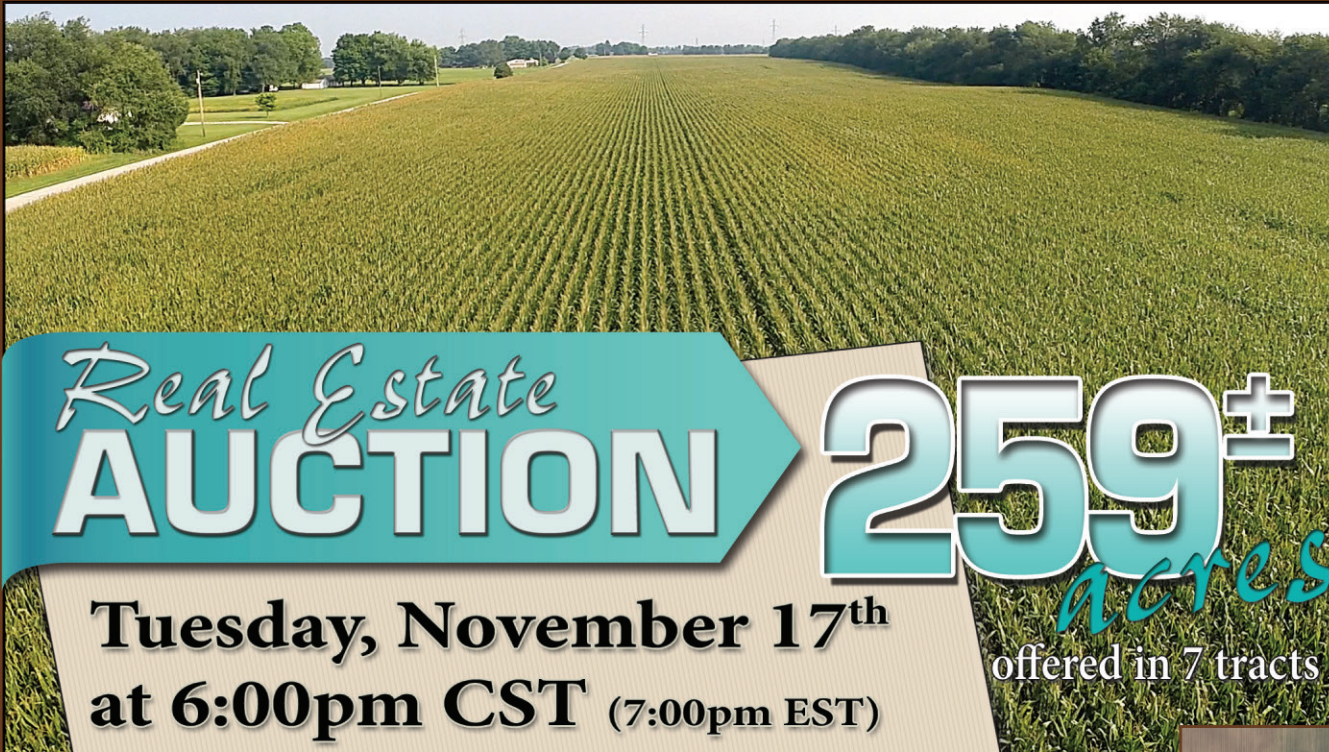
Auction held at Best Western Hotel & Conference Center, LaPorte, IN

Tuesday, November 17th
at 6:00pm CST (7:00pm EST)

Real Estate AUCTION

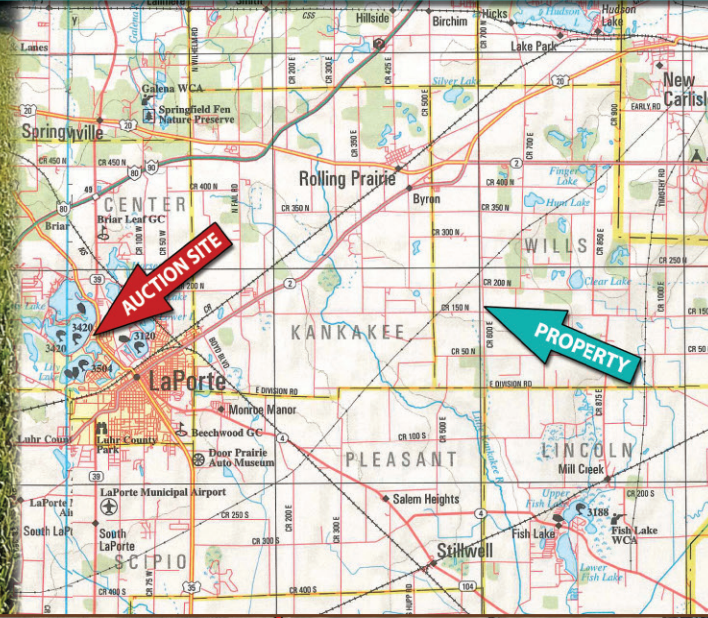
Rolling Prairie, IN • LaPorte County

3± Miles Southeast of Rolling Prairie • 7± Miles East of LaPorte
6± Miles Southwest of New Carlisle



Real Estate AUCTION 259± acres

Tuesday, November 17th
at 6:00pm CST (7:00pm EST)



PROPERTY LOCATION: From the intersection of Hwy 20 and State Road 2, just east of Rolling Prairie, travel east ¼ mile to 600 E. Turn south on 600 E and travel 2 ½ miles to the property. 1280 600 E, Rolling Prairie, IN.

AUCTION LOCATION: Best Western Hotel & Conference Center, 444 Pine Lake Avenue, LaPorte, IN 46350.

TRACT DESCRIPTIONS:

TRACT 1: 15± ACRES on 200 North (510'± frontage) & 600 East (1,320'± frontage). This is an excellent country building site (approved by LaPorte County) with nearly 15 acres of tillable Elston loam soils range from level to 6 % slopes. Combine with Tract 2 for 31± acres.

TRACT 2: 16± ACRES on 150 North (510'± frontage) & 600 East (1,320'± frontage) for country home site with nearly 15 acres of tillable Elston loam soils. Tract 2 is approved for one Country building site in LaPorte County. Combine with Tract 1 for 31± acres.

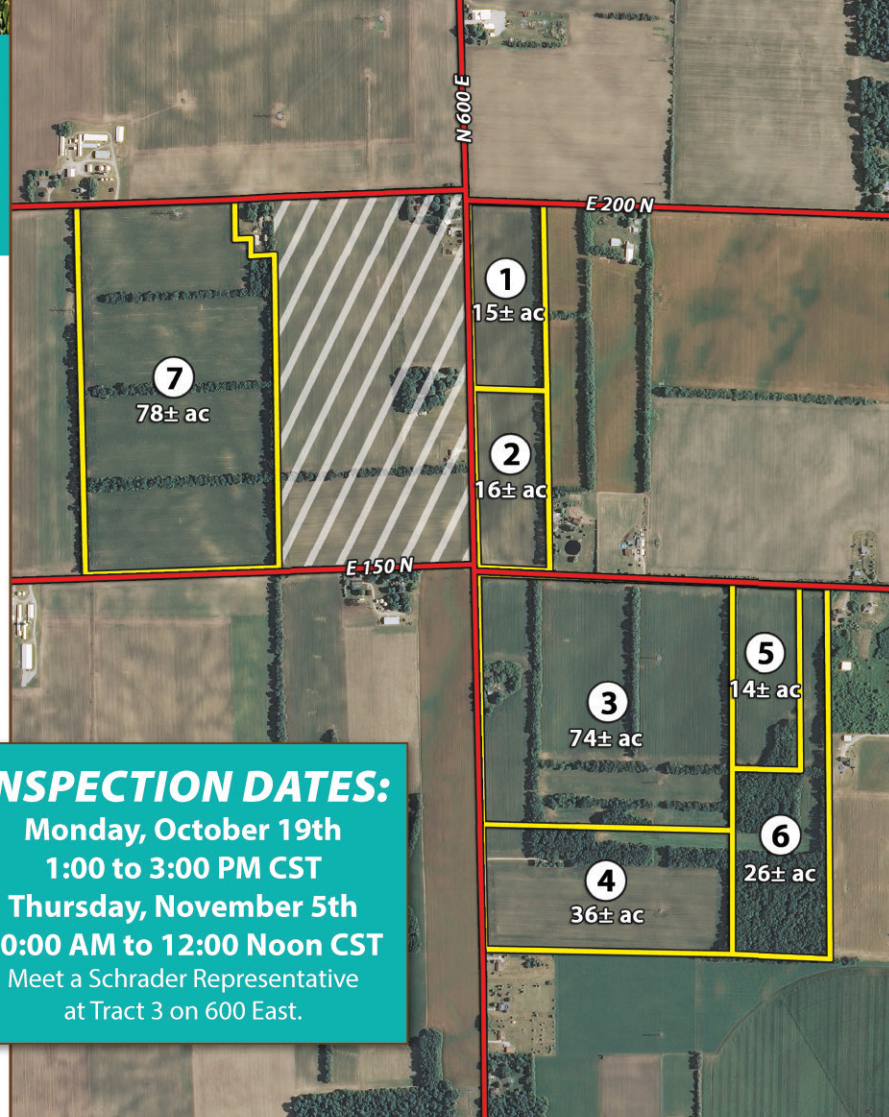
TRACT 3: 74± ACRES located at 1289 North 600 East with ample frontage on 600 East and 150 North. Nearly 60 acres of cropland that can be expanded to over 70 acres cropland with the removal of old fence rows. Contains two story vacant frame dwelling built in 1910 and is a handy man's special.

TRACT 4: 36± ACRES with frontage on 600 East with 30± acres of cropland and mostly level Elston loam soils. Combine with Tracts 3 & 5 for over 100± acres of cropland.

TRACT 5: 14± ACRES with road frontage on 150 North and located between Tracts 3 & Tract 6. This tract contains 12± acres of cropland with Elston & Tracy loam soils plus 2 acres of woodland. Combine with tract 3 for over 70 acres of cropland in one field.

TRACT 6: 26± ACRES with 200' frontage on 150 North. This Tract contains nearly 18 acres of wildlife woods with slopes ranging from 6 to 18% on well drained Tracy and Elston loam soils. A prime site for hunting and outdoor recreation surrounded with an abundant amount of cropland in Eastern LaPorte County located 2 ½ miles south of State Road 2 and 5 miles east of LaPorte. Also contains 8± acres of cropland and this tract is an approved country home site in LaPorte County. Combine with Tract 5 for 40± acres.

TRACT 7: 78± ACRES with 72± acres of productive cropland containing Elston and Tracy loam soils. This tract has 1,320'± frontage on 150 North and nearly 1,100'± frontage on 200 North.



INSPECTION DATES:
Monday, October 19th
1:00 to 3:00 PM CST
Thursday, November 5th
10:00 AM to 12:00 Noon CST
Meet a Schrader Representative at Tract 3 on 600 East.

SOILS		
Symbol	Name	Corn Index
EsB	Elston loam, 2-6% slopes	125
TcC2	Tracy sandy loam, 6-12% slopes, eroded	91
EsA	Elston loam, 0-2% slopes	125
TcD2	Tracy sandy loam, 12-18% slopes, eroded	80
Tr	Troxel silt loam	160
TcB	Tracy sandy loam, 2-6% slopes	102



AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total unit. There will be open bidding on all tracts and combinations 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 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, and 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. Purchase agreements are available for review prior to the auction. All final bid prices are subject to the Sellers' acceptance or rejection in its sole discretion.
EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owner's Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.
REAL ESTATE TAXES: Seller shall pay the 2015 real estate taxes and ditch assessments due and payable in 2016. All

subsequent real estate taxes and assessments shall be the buyer's responsibility.
CLOSING: Closing shall take place within 30 days after auction day, or as soon thereafter as applicable closing documents, survey (if applicable) and title insurance are completed.
POSSESSION: Possession shall be granted at closing.
SURVEY: The Seller shall determine any need for a new survey and shall be prepared only when required to convey title as more fully set forth in the purchase agreement. Any new survey provided shall be for the perimeter only when tracts are combined. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres on purchased acreage.
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 date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyer'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 aerial photos and neither Seller nor Auction

Company warrants such information.
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.

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.

SELLER: RODA ESTATE
AUCTION MANAGERS: RD Schrader 800-451-2709 and Keith Lineback 574-286-2622



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