

ONLINE BIDDING AVAILABLE



**Tuesday, December 4 • 6PM**  
held at the Eagle's Nest Event Center, Columbia City



Excellent Soils  
280± Acres Tillable  
55± Acres Wooded/Recreation  
Possible Building Sites  
Washington & Jefferson Twps.

**336.6± acres**  
Offered in 10 Tracts  
ranging from 2.5± to 77.5± acres

**REAL ESTATE AUCTION**  
Whitley County, IN

SchradlerAuction.com  
800.451.2709

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You may bid online during the auction at [www.schradlerauction.com](http://www.schradlerauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schradler Auction Co. - 800.451.2709.

<b>DECEMBER</b>						
Sun	Mon	<b>TUE</b>	Wed	Thu	Fri	Sat
23	24	25	26	27	28	29
16	17	18	19	20	21	22
9	10	11	12	13	14	15
2	3	<b>4</b>	5	6	7	8
1						

**AUCTION MANAGER:**  
RITTER COX • AU08600254  
260.609.3306 • [ritter@schradlerauction.com](mailto:ritter@schradlerauction.com)

Real Estate and Auction Company, Inc.  
PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
RIC-666, #AC6301504

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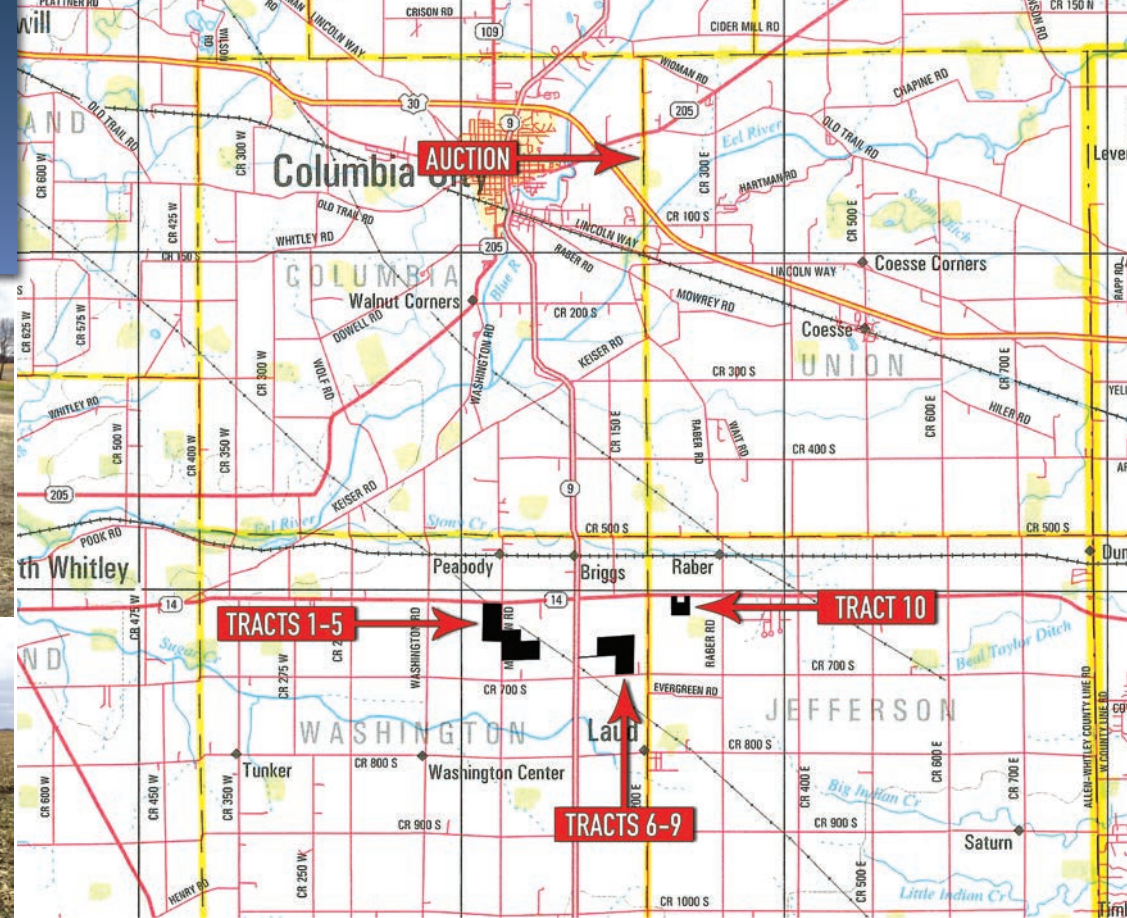


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# REAL ESTATE AUCTION

**336.6± acres**  
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## TERMS AND CONDITIONS:

**PROCEDURE:** This property will be offered in 10 individual tracts or any combination of tracts, and as a total 336.6± acres. 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.

**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.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, or as soon as possible upon attaining subdivision approval if applicable. The balance of the purchase price is due at closing.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**POSSESSION:** Possession at closing for all tracts except Tract 8. Possession of Tract 8 will be Friday, February 1, 2019.

**REAL ESTATE TAXES:** Seller will pay spring and fall real estate taxes due in 2019. Buyer(s) shall be responsible for all taxes thereafter.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

**SURVEY:** The Seller(s) shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50:50 between Buyer(s) and Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

**AGENCY:** Schrader Real Estate and 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 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.**

## Tuesday, December 4

Auction starts at 6:00pm in the Eagle's Nest Event Center.

- TRACT 1:** 52± acres 100% tillable level highly productive farmland. Excellent soils.
  - TRACT 2:** 28± acres, heavily wooded land. Property has 50' of owned access. This tract offers privacy & recreation at its finest.
  - TRACT 3:** 24.6± acres with 14± acres tillable land and balance heavily wooded. Investigate for possible building site. Tract has a natural pond site.
  - TRACT 4:** 77.5± acres. Level productive tillable land. Excellent soils with frontage on SR 14 & Meridian Rd S.
  - TRACT 5:** 2.5± acres. Possible building site with SR 14 frontage. Easy access from Ft. Wayne. Tract also includes wood shed for storage.
  - TRACT 6:** 40.5± acres. Very productive farmland. 15' access is off of SR 9. Excellent soils.
  - TRACT 7:** 47.5± acres. Level productive all tillable farmland.
  - TRACT 8:** 2.5± acres. Tract has a large amount of buildings for storage. Investigate for possible building site.
  - TRACT 9:** 30± acres. Tract is mostly tillable with small woods at far end of tract. Very diverse tract with possibilities. Combine with Tract 6 for 70.5± acres of productive farmland.
  - TRACT 10:** 31.5± acres. Very productive farmland. SR 14 frontage. East access from Ft. Wayne.
- Former Harry Sheets Farms**



**INSPECTION DATE:**  
Sunday, November 18 & 25  
1:00 - 3:00 PM  
Meet representative on Tract 5.  
Or call Auction Manager for an appointment.

**AUCTION LOCATION:** Eagle's Nest Event Center, 125 S. Eagle Glen Trail, Columbia City, IN 46725. Located in Eagle Glen Golf Course, just north of US 30 on SR 205 to the Eagle Glen Subdivision.

**TRACTS 1-5 LOCATION:** From intersection SR 9 & SR 14 (approx. 6 miles south of Columbia City), travel west approx. 1 mile to Meridian Rd, then south to the property on both sides of Meridian Rd.

**TRACTS 6-9 LOCATION:** From intersection SR 9 & SR 14, travel south 1 mile to CR 700S, then east (left) approx. 1/2 mile to property on left.

**TRACT 10 LOCATION:** From intersection SR 9 & SR 14, travel east on SR 14 approx. 1-1/2 miles to property on right.



**AUCTION MGR:** Ritter Cox • 260.609.3306 • ritter@schraderauction.com  
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