

# Steuben County, Indiana

- 2 Farms
- 151± acres Irrigated
- Hunting & Recreation
- Building Sites
- Irrigation Systems

# Land Auction

# 151± acres

## MONDAY, DECEMBER 31 at 10:00 AM

offered in 11 tracts



ONLINE BIDDING AVAILABLE 800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com) **SCHRADER** Real Estate and Auction Company, Inc.

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DECEMBER 2018						
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Auction Manager:  
Robert Mishler,  
260-336-9750 (call or text)  
robert@schraderauction.com  
#AC63001504 • #AU08701553

CORPORATE OFFICE:  
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**SCHRADER** Real Estate and Auction Company, Inc.



*Steuben County, Indiana*

# Land Auction

Steuben County, IN

# Land AUCTION

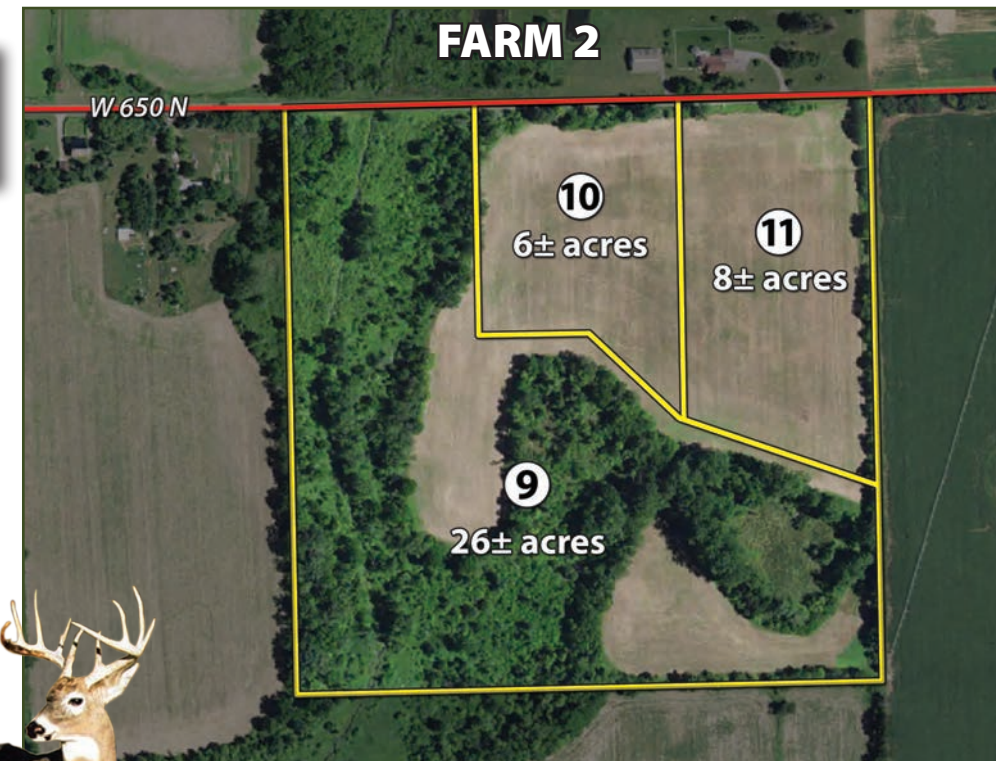
offered in 11 tracts

# 151± acres

**INSPECTION DATES:**  
3PM - 5PM  
**Thursday, December 13**  
**Wednesday, December 19**  
Meet Agent on Tract 1

**MONDAY,  
DECEMBER 31  
at 10:00 AM**

Property Located at the north edge of Orland, IN 1 mile.  
Property is on 650N and 700N, watch for signs!  
Auction Location: Partners Brand Headquarters, 4610 E SR 120 Howe, IN.



FARM 1



FARM 2

**FARM 1: 111.5± acres, all tillable irrigated with 2 center pivot irrigation systems with frontage on SR 327 & 700 N**

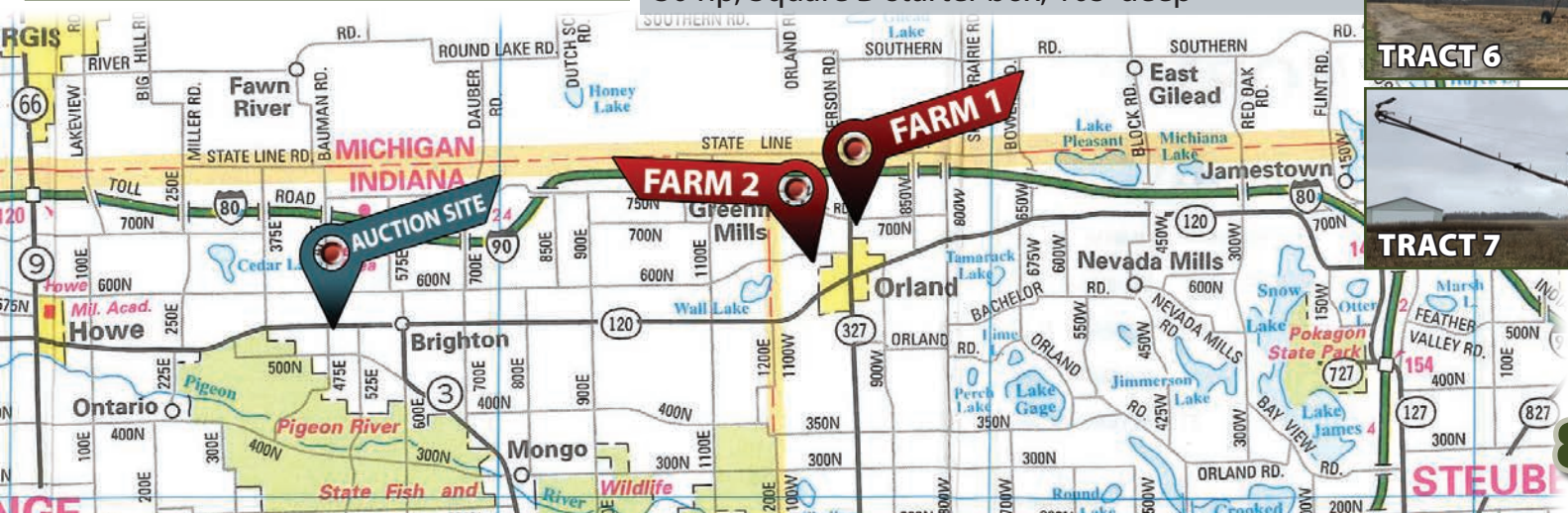
- TRACT 1: 18± acres** with frontage on 700 N and State Road 327. All tillable and irrigated, Riddles Sandy loam productive soils.
- TRACT 2: 24± Acres** with frontage on 700 N. All tillable and irrigated with Riddles Sandy loam productive soils.
- TRACT 3: 13± Acres** with frontage on 700 N. All tillable and irrigated with Riddles Sandy loam, Kosciusko Gravely Sandy loam and Oshtemo-Omas loamy sand productive soils.
- TRACT 4: 54± Acres** with frontage on 700 N. All tillable and irrigated with Cohoctah Sandy Loam, Kosciusko Gravely Sandy loam and Oshtemo-Omas loamy sand, productive soils.
- TRACT 5: 2± acres** possible building site with frontage on 700N.

- TRACT 6: Irrigation 2012 Valley 7000**, 940' 4 tower center pivot, Stationary Pivot Point, 380/85D24 Tires, 1301 Hours
- TRACT 7: 2010 Valley 8000**, 446' 2 tower towable pivot, 2 wheel EZ tow center point, 14.9-24 Tires, 3154 Hours
- TRACT 8: Irrigation well**, 8" plastic submersible, 30 hp, Square D starter box, 105' deep



**FARM 2: 40± acres, with 19± acres tillable. Good timber and hunting with frontage on 650 N**

- TRACT 9: 26± acres**, hunting & recreation land with excellent deer and turkey hunting! Approximately 3± acres tillable. Would make great spot for deer plots and wildlife habitat. Also has a stream running through the west side. This tract is connected to several hundred acres of woodland in the Mud Lake area and DNR property.
- TRACT 10: 6± acres** building site with frontage on 650N.
- TRACT 11: 8± acres** building site with frontage on 650N.



TRACT 6



TRACT 7

**SELLER: LORDS INC.**  
**AUCTION MANAGERS: ROBERT MISHLER,**  
**260-336-9750**

**800-451-2709 • SchraderAuction.com**

**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 Co. - 800-451-2709.

**PROCEDURE:** Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.

**APPROVAL 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.

**DEED:** Seller will provide a Warranty deed(s).

**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of the purchase price.

**CLOSING:** The balance of the real estate purchase price is due at closing, with the targeted closing date approximately 30 days after the auction.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Seller will pay 2018 taxes due and payable in 2019, the Buyer will pay 2019 and thereafter.

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch taxes due if any after closing.

**SURVEY:** The Seller shall determine any need for a new survey. Tracts purchased separately or in combinations that contain entire existing legal descriptions shall not be surveyed any balance of the Tracts purchased shall be surveyed and price adjusted according to surveyed acres using the existing legal as the basis for the non surveyed portions. Any new survey provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. There shall be no adjustment on Tracts or combinations of Tracts with improvements. The survey costs shall be shared 50:50 between Buyer(s) and Seller. Seller shall not be responsible for any closing costs incurred by the Buyer(s) for financing.

**EASEMENTS:** The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

**ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

