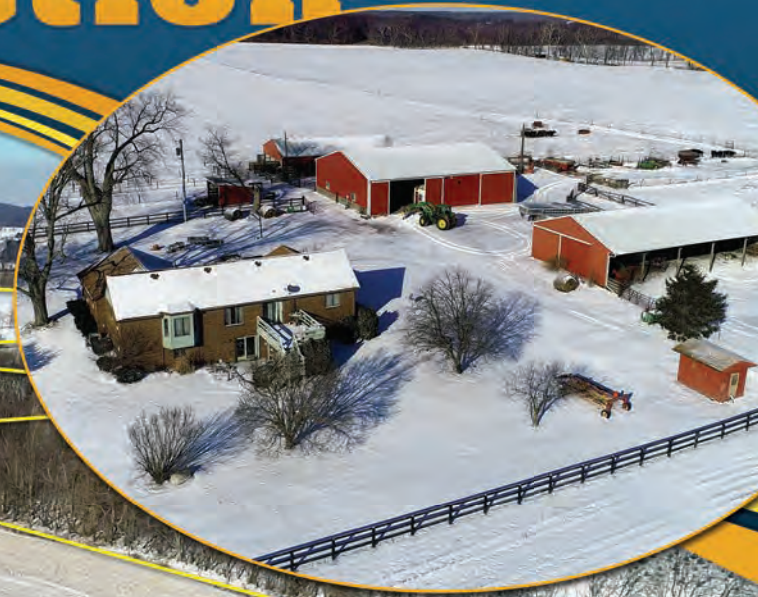


Real Estate Auction

LaPorte County, IN

Excellent location just West of LaPorte on SR 2



168[±] acres
Offered in 8 Tracts

Productive Tillable w/ Irrigation Potential
2019 Farming Rights
Beautiful Home w/ Livestock Facilities
Wooded Building Sites Near LaPorte

Thursday, March 21 • 6pm CST

held at Best Western Conference Center, LaPorte, IN  Online Bidding Available



800.451.2709 • SchraderAuction.com

Real Estate Auction

Excellent location just West of LaPorte on SR 2
LaPorte County, IN

Thursday, March 21 • 6pm CST

 Online Bidding Available

Auction held at **Best Western Plus Hotel and Conference Center (Downtown LaPorte)**
444 Pine Lake Ave, LaPorte, IN, 46350. At the intersection of SR 2 and SR 39/US 35 (Courthouse)
take SR 39/US 35 approximately 1 mile north to the auction location.

PROPERTY LOCATION: 4189 W State Road 2, LaPorte, IN 46350

From the intersection of SR 2 and SR 39, on the southwest side of LaPorte (near 1st Source Bank),
travel 2.25 miles west on SR 2 to the property.



168± acres

Offered in 8 Tracts

TRACT 1 - 114± acres mostly tillable in one large block. Includes partial pasture with built in livestock waterers and fencing. Consider clearing for a center pivot irrigation system! Frontage on SR 2.

TRACT 2 - 6.5± acres with a beautiful modern 3-bedroom 1,566± sq. ft. home on a full basement plus 3 large outbuildings constructed for a registered cattle operation. Barns have water, office space and ample storage areas. Great location along SR 2.
Address: 4189 W SR 2, LaPorte, IN

TRACT 3 - 10± acres of cropland with building potential along CR 400W. A wonderful setting.

TRACT 4 - 9± acres "swing" tract mostly tillable, with a portion being in pasture that leads to one of the cattle barns. This "swing" tract must either be combined with Tract 3 or with the Tract 2 buildings, keeping some pasture with the barns. Consider the possibilities!

TRACT 5 - 11.5± acres mostly tillable with frontage on both SR 2 and CR 400W. Consider the excellent building potential on this site!

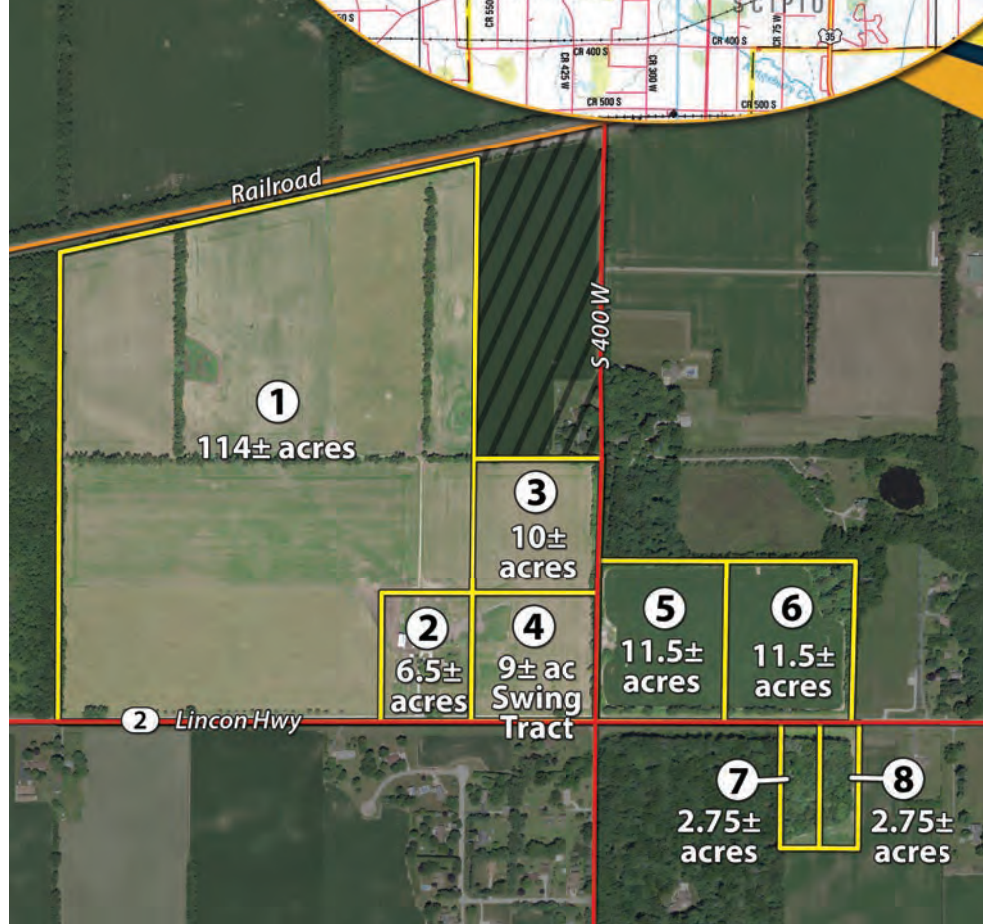
TRACT 6 - 11.5± acres mostly tillable with frontage on SR 2. Purchase together with Tract 5 for a 23± acre potential mini-farm site!

TRACT 7 - 2.75± acre potential wooded building site with frontage on SR 2. Hard to find a wooded site like this!

TRACT 8 - 2.75± acre potential building site along SR 2. Build your dream house here close to LaPorte!

OWNER: Leslie Craft

Property is currently zoned light industrial, but an application is submitted for agricultural zoning.



Les is relocating his Angus cattle operation to Montana. While it is difficult to see Les leave Indiana, we sure wish him the best on this exciting opportunity.



AUCTION MGRS: Dean Retherford (765) 296-8475 • Keith Lineback (574) 286-2622
800.451.2709 • www.SchraderAuction.com

 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 Real Estate and Auction Company - 800-451-2709.

OPEN HOUSE/INSPECTIONS:
Tuesday, February 26 • 4-6pm CST
Sunday, March 3 • 1-3pm CST
Satur., March 16 • 10am-Noon CST
Meet a Schrader Rep at the home on Tract 2.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 168-acre 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.
BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price and included in the contract purchase price.
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. All final bid prices are subject to the Sellers' acceptance or rejection.

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 real estate purchase price is due at closing, which will take place on or before April 20, 2019.
POSSESSION: Possession of bare land is at closing. Immediate possession for farming purposes is available with an additional 10% down payment. Contact auction managers for details. Possession of home and outbuildings, 30 days after closing.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2019 taxes due in 2020 and 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. Any need for a new survey shall be determined solely by the Seller. 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. Combination purchases will receive a perimeter survey only.
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.