

3 FARMS IN LAGRANGE & STEUBEN COUNTIES, IN

LAND AUCTION

TUESDAY, APRIL 2ND @ 6PM - NOBLE COUNTY FAIRGROUNDS

Tracts 1-4



Great opportunity to buy at auction. Farming Rights for 2019.

Tracts 5-6



Rolling Building Sites • Productive Tillable Land • Recreational Land

Tract 7



3 FARMS
220±
ACRES
IN 7
TRACTS

ONLINE BIDDING AVAILABLE

800-451-2709 SchraderAuction.com



CORPORATE HEADQUARTERS
950 North Liberty Dr.
Columbia City, IN 46725

APRIL 2019

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PROPERTY LOCATION:

Tracts 1-4: From the intersection of SR 3 and 700S in South Milford travel east on 700S for approx. 2 miles to SE Corner of Tract 4 located at the intersection of 700S and 1000E.

Tract 6: From the Intersection of SR 3 and 750S in South Milford travel east on 750S for 3 miles to 1100E. Turn south on 1100E and travel for .5 miles to 800S. Turn east on 800S and travel for approx. 1 mile to the property. The property entrance will be on the north side at the bend in the road.

Tract 5: From the intersection of SR 3 and 750S in South Milford travel east on 750W for approx. 4.25 miles to the property on the south side of the road.

Tract 7: From the intersection of SR 3 and 750S in South Milford travel east on 750W for 4 miles to 1100W. Turn north on 1100W and travel for approx. 2.6 miles to the property on the east side of the road.

AUCTION LOCATION:

Noble County Fair Grounds, Log Cabin Building, located at 580 Fair Street, Kendallville, IN 46755. Located on the east side of Kendallville, turn south on Fair Street then east on Simon Street.

TRACT DESCRIPTIONS & MAPS:

Tract 1: 10± ac mostly all tillable. Consider the potential for a building site close to Big Long Lake! Frontage on 1000E.

Tract 2: 17± ac consisting of 15± acres tillable, along with a potential pond site. This tract provides income producing farmland, along with possible building sites! Frontage on 1000E.

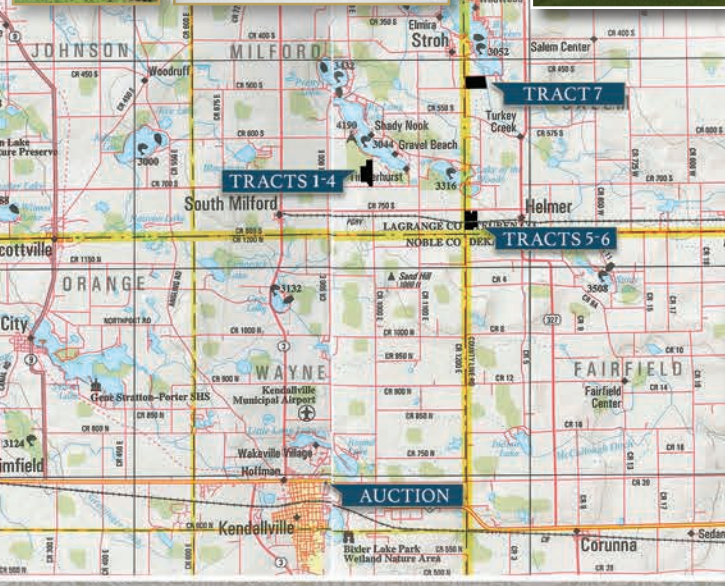
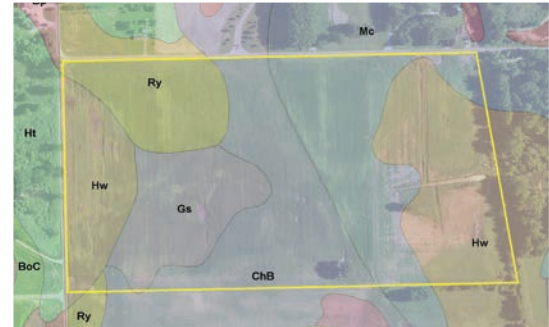
Tract 3: 14± ac "swing" tract mostly all tillable. Rensselaer and Wawasee sandy loam soils. This swing tract must be combined with another tract providing access or bid on by an adjoining landowner.

Tract 4: 21± ac with approximately 17± acres of tillable land with the balance wooded. This tract offers a great mixture of farmland and recreational land! Frontage on 1000E and 700S.

Tract 5: 51± ac with 46± acres tillable consisting of primarily Kosciusko and Riddles sandy loam soils. Frontage on 750 S.

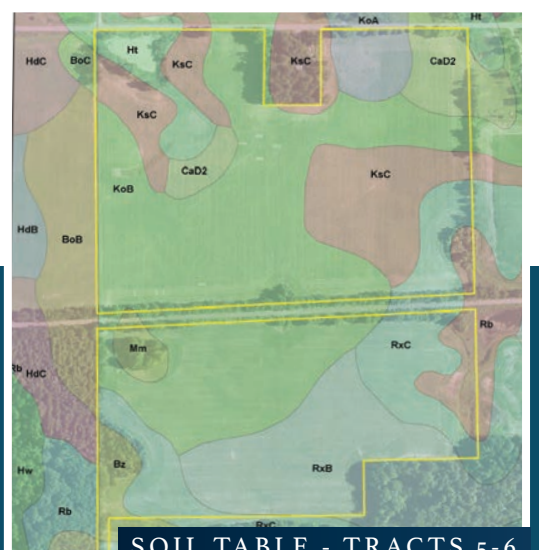
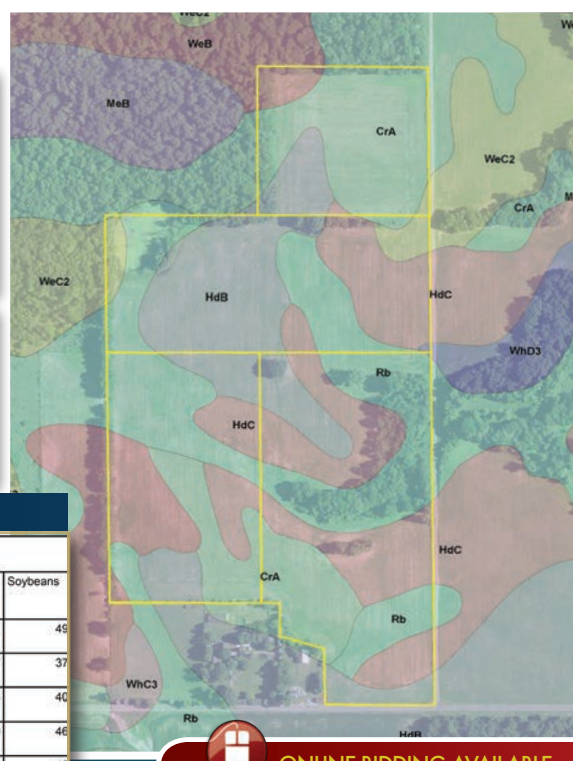
Tract 6: 35± ac with 33± acres tillable consisting of primarily Riddles and Kosciusko sandy loam soils. Access via 50'± drive to 800 S. Call Auction Company for details.

Tract 7: 72± ac with approximately 67± acres tillable consisting of primarily Houghton muck and Chelsea sand soils. Frontage on 475S and 1100W.



SOIL TABLE - TRACTS 1-4

Area Symbol: IN087, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
Rb	Rensselaer loam, 0 to 1 percent slopes	16.70	27.0%	167	11	49
HdC	Hillsdale sandy loam, 6 to 12 percent slopes	14.42	23.3%	105	7	37
HdB	Hillsdale sandy loam, 2 to 6 percent slopes	13.10	21.2%	115	8	40
CrA	Conover loam, 0 to 3 percent slopes	12.50	20.2%	144	10	46
WeB	Wawasee fine sandy loam, 2 to 6 percent slopes	3.69	6.0%	140	9	49
WeC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	1.47	2.4%	125	8	44
Weighted Average		134.3		9		43.6



SOIL TABLE - TRACTS 5-6

Area Symbol: IN151, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	36.34	43.4%	110	7	39
KsC	Kosciusko gravelly sandy loam, 6 to 12 percent slopes	12.36	14.8%	100	7	35
Rb	Riddles sandy loam, 2 to 6 percent slopes	11.19	13.4%	126	8	44
RxC	Riddles sandy loam, 6 to 12 percent slopes	10.89	13.0%	130	9	46
CaD2	Casco gravelly sandy loam, 12 to 18 percent slopes, eroded	3.83	4.6%	35	2	12
Ht	Houghton muck, disintegration moraine, 0 to 2 percent slopes	2.70	3.2%			
KoA	Kosciusko sandy loam, 0 to 2 percent slopes	2.54	3.0%	99	6	35
Rb	Rensselaer loam, 0 to 1 percent slopes	1.90	2.3%	167	11	49
Mm	Milgrove loam	1.25	1.5%	175	12	49
Bz	Brookston loam	0.73	0.9%	175	12	49
Weighted Average		108.8		7.1		37.8

SOIL TABLE - TRACT 7

Area Symbol: IN151, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
Hw	Houghton muck, drained	22.51	31.5%	159	11	42
ChB	Chelsea fine sand, 1 to 6 percent slopes	16.00	22.4%	90	6	32
Mc	Martisco muck, undrained	14.86	20.8%			
Gs	Granby variant loamy sand	9.96	13.9%	110		19
Ry	Riverdale loamy sand	8.10	11.3%	117	8	35
Weighted Average		98.9		5.7		27

INSPECTION DATES:

- Thursday, March 14th 3pm to 5pm
- Tuesday, March 26th 10am to noon

Meet a Schrader representative at Tract 4 - walkovers of the properties also available during the inspections

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 220± 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.

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 May 2nd, 2019.

POSSESSION: Possession is at Closing. Immediate possession for farming purposes is available. Contact auction company for details.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 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

Seller:
Westwatch
Holdings LLC



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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.

Call Auction Company for detailed Info Book