

LaGrange County, Indiana

160± acres
OFFERED IN
9 TRACTS

- Tillable, Irrigated Land
- Hunting/Recreational
- Buildings & Grainery
- Potential Building Sites

Stroop Family Farms

LAND AUCTION



800-451-2709 • SchraderAuction.com • ONLINE BIDDING AVAILABLE

Auction held at Orland American Legion, Post 432, 6215 N SR 327, Orland, IN 46776

Monday, December 2 • 6:00 pm



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DECEMBER 2019						
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	31				



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260-336-9750

ROBERT MISHLER

AUCTION MANAGER:

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email: auction@schraderauction.com



160± acres OFFERED IN 9 TRACTS

LAND AUCTION

LaGrange County, IN

Stroop Family Farms



Stroop Family Farms

LAND AUCTION

LaGrange County, IN

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INSPECTION DATES:
FRIDAY, NOVEMBER 8 • 4-6 pm
WEDNESDAY, NOVEMBER 20 • 4-6 pm
Meet Sales Manager on Tract 1.

PROPERTY LOCATION: 11630 E SR 120, Orland, IN, 46776
AUCTION LOCATION: Orland American Legion, Post 423, 6215 N SR 327, Orland, IN 46776

TRACT DESCRIPTIONS:
TRACT 1: 18.5± ACRES mostly tillable with frontage on SR 120 with wooded wetland, pond and buildings that include: 33'x105' Pole barn with 33'x33' shop area with concrete floor and balance in open storage, 44'x60' pole barn with concrete floor, 20'x40' grainery, 28'x68' barn with concrete floor formally used as a farrowing barn.
TRACT 2: 24.5± ACRES mostly tillable with 5/6 bedroom, 2 bath home in need of major repairs. This tract also includes a beautiful building site on a high knoll that overlooks the property with mature trees and with frontage on SR 120.
Note: Tracts 1 & 2 are irrigated with the pivot point being on Tract 1, to be sold separately as Tract 7. Tracts 1 & 2 will have a shared easement off of SR 120.
TRACT 3: 20± ACRES tillable and hunting ground with frontage on 1200 E.
TRACT 4: 20± ACRES tillable and hunting ground with frontage on 1200 E.
TRACT 5: 38.5± ACRES "SWING TRACT" all tillable, this tract has the 2002 12" steel case 500 GPM well with pto drive gear head. *This tract must be purchased with any adjoining tract or adjoining landowner and cannot be purchased by itself.*
TRACT 6: 38.5± ACRES "SWING TRACT" tillable with some woods. *This tract must be purchased with any adjoining tract or adjoining landowner and cannot be purchased by itself.*
Note: Tracts 5 & 6 are irrigated with the pivot point being on Tract 5, to be sold separately as Tract 8.
TRACT 7: 2007 T&L 5 TOWER 915' 500 GPM with drop nozzles, regulators and Nelson R 3000 sprinklers.
TRACT 8: 1979 T&L 10 TOWER 1290' 500 GPM with drop nozzles, regulators, and Nelson R-3000 sprinklers.
TRACT 9: 2002 T&L ISUZU Diesel Power unit, Model 3 LD-1 Engine with hydraulic pump unit on wagon gear, 5200 hrs, purchased new, small engine oil leak, New fan and rebuilt radiator - 2019.



TRACTS 1, 2, 5 & 6



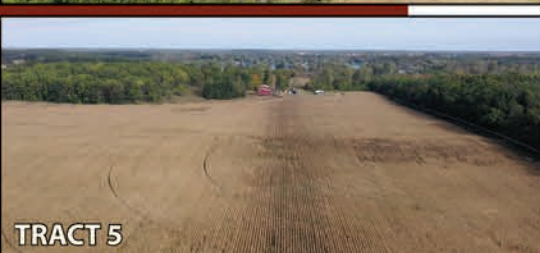
TRACTS 1, 2, 5 & 6



TRACT 1



TRACTS 3 & 4



TRACT 5



TRACT 1



TRACT 1



TRACT 5



TRACT 5



TRACT 1



TRACT 3



TRACT 3



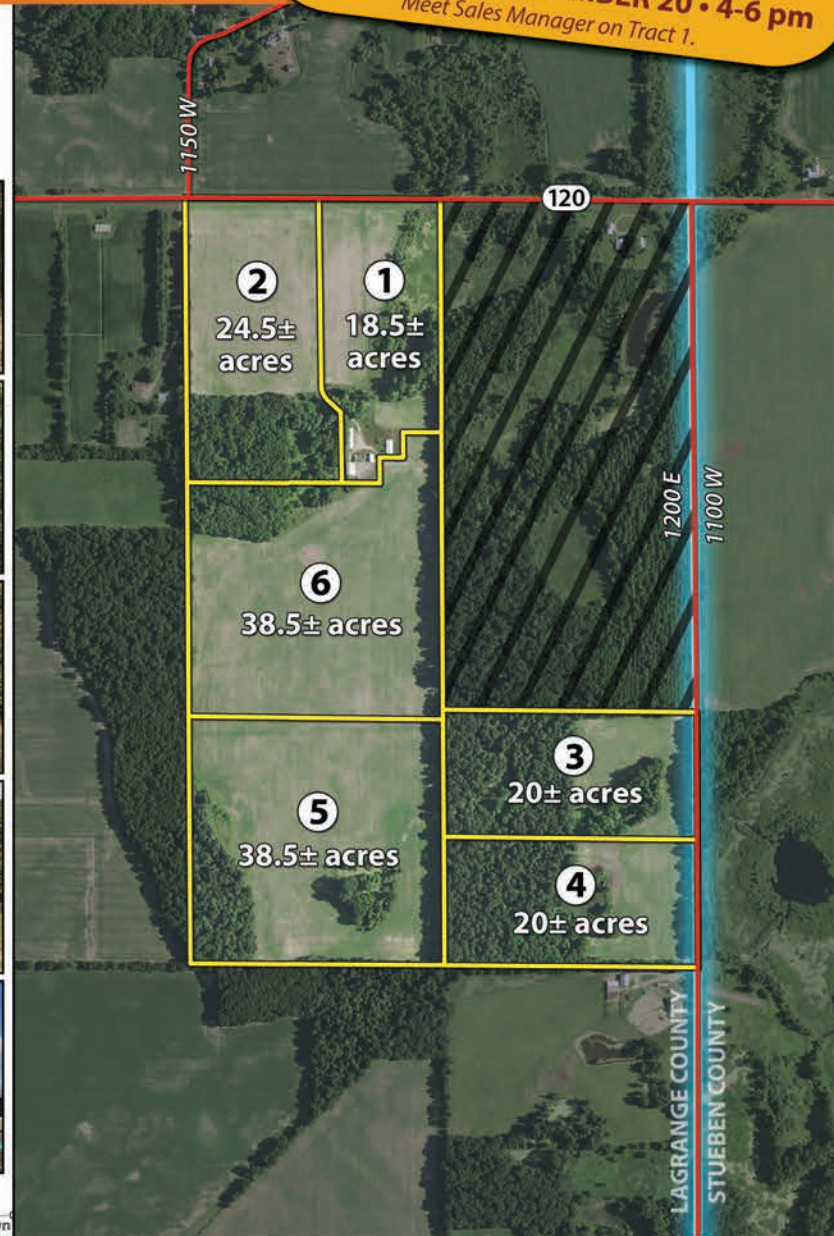
TRACT 2



TRACT 1



TRACT 1



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 Schrader Auction Co. - 800-451-2709.

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For continual updates, visit our website: www.SchraderAuction.com

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts and as a total 160± acre unit (Subject to Swing Tract Limitations). 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).
PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the LaGrange County Health Department.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is immediate for hunting purposes only. Possession at closing on tillable land.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2021 and thereafter (Seller to pay 2019 payable in 2020).
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 discretion 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.**

OWNERS: STROOP FAMILY FARMS, LLC
AUCTION MANAGER: ROBERT MISHLER,
260-336-9750