

LAND AUCTION

WHITLEY COUNTY
INDIANA

188[±]
acres

ONLINE BIDDING
AVAILABLE

Offered in 9 Tracts,
Combinations, or
as a Whole

- 163± Productive Tillable Acres
- 21± Wooded Acres
- Building Sites
- Hunting & Recreational Land

THURSDAY, OCTOBER 8 • 6PM

- HELD AT SATURN CHRISTIAN CHURCH -



800.451.2709
www.SchraderAuction.com



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WHITLEY COUNTY, IN

Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725
800.451.2709 • SchraderAuction.com



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Auction Manager: Arden Schrader • 260.229.2442
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October	
Su	1
M	2
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Sa	28
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TRACT 1: 20± ACRES of productive tillable land with frontage on CR 700 S & CR 400 E. This Tract consists of Blount, Pewamo, Glynwood and Morley soils.

TRACT 2: 24± ACRES of productive tillable land with frontage on CR 400 E. Blount, Pewamo and Glynwood soils are predominant on this Tract.

TRACT 3: 25± ACRES of productive tillable land with frontage on CR 400 E. Prominent soils are Blount, Pewamo, Glynwood, Morley, Mermill and Haskins. Combine Tracts 1, 2 and 3 for approximately 70± acres of cropland.

TRACT 4: 22± ACRES of productive tillable land with frontage on CR 700 S. This tract consists of Blount, Pewamo and Glynwood soils with small areas of Morley & Walkkill.

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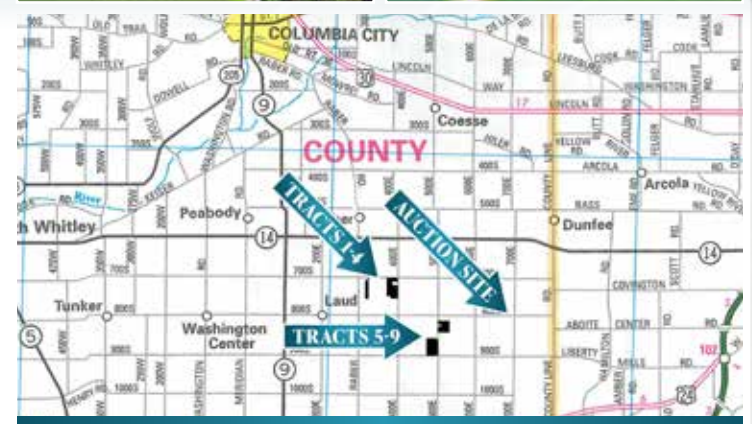
Online Bidding Available
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

**WHITLEY COUNTY
INDIANA**



Visit the website or contact the Auction Company for a detailed Information Booklet with additional details including soil maps, county tax, and title information.

- 163± Productive Tillable Acres
- 21± Wooded Acres • Building Sites
- Hunting & Recreational Land



Auction Location
Saturn Christian Church • 6731 E 800 S, Columbia City, IN 46725 • From the intersection of SR 9 & SR 14 (South of Columbia City) take SR 14 East 6 miles to CR 700 E then South 2 miles to CR 800 S then just West to the church.

Property Locations
TRACTS 1-4: From the intersection of SR 9 & SR 14, take SR 14 East 3 miles to CR 400 E then South 1 mile to Tracts 1-3 beginning at CR 700 S – go West ¼ mile on 700 S to Tract 4.
TRACTS 5-9: From the intersection of SR 9 & SR 14, take SR 14 East 4 miles to CR 500 E, then South 2¼ miles to Tracts 5 & 6, continue South to Tracts 7 & 8. From the corner of CR 500 E & CR 900 S go West to Tract 9.



Inspection Dates:
Saturday, September 19 from 8-10am & Monday, September 28 from 4-6pm, Meet a Schrader Representative at Tract 1



TRACT 5: 3.5± ACRES possible building site. Great location with frontage on CR 500 E. Close to Fort Wayne, Huntington, and Columbia City.
TRACT 6: 34.5± ACRES of productive tillable land with frontage on CR 500 E. This tract consists of Blount, Pewamo, Glynwood and Morley soils.
TRACT 7: 20± ACRES of productive tillable land with frontage on CR 500 E. Blount, Pewamo and Glynwood are the primary soils on this tract with areas of Sloan & Mermill as well.
TRACT 8: 18.5± productive tillable acres with frontage on CR 500 E and CR 900 S. Pewamo, Blount and Milford soils make up this tract.
TRACT 9: 21± mostly wooded acres with frontage on CR 900 S. Hunting, recreation and possible building site. The possibilities are endless!



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SCHRADER Real Estate and Auction Company, Inc. 800.451.2709
SchraderAuction.com

Owner: Maryellen Wright
Auction Manager: Arden Schrader • 260.229.2442

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts & as a total 188± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts, & as a whole.
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, & 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).
DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes & typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements & porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch & no less than a two-car, attached garage.
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 Whitley County Health Department.
CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at closing, subject to the harvest of the 2020 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2022 & thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only. Certain tracts in this auction may require new surveys on existing parcels. Contact Auction Manager w/ questions.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only & were not taken on the auction property.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**