

Real Estate Auction

Gasper County, IN

AUCTION

4+ miles Southeast of Wheatfield, IN

537±

acres

Offered in 6 Tracts
Ranging from 25± to 189± acres

- All Contiguous
- Productive Farmland
- Highly Improved Tract with Extensive Storage, Cattle Buildings, Grain Bins and Nice Ranch Style Home
- Excellent Hunting and Recreational Opportunities - Heavy Deer Activity
- Immediate Possession Available on Cropland with Additional 10% Down Payment

Monday, March 29

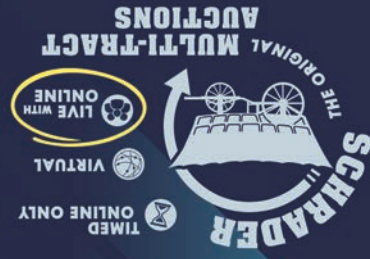
Bidder Pre-Registration Strongly Encouraged
held at The Farmhouse Restaurant and Conference Center, Fair Oaks, IN

10:00am CENTRAL

Online Bidding Available



800.451.2709 • SchraderAuction.com



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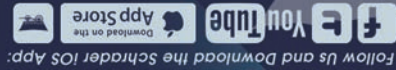
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You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co.

ONLINE BIDDING AVAILABLE

AUCTION MGRS
 Matt Wiseman #AU11100128 866.419.7223 • 219.689.4373
 Jim Hayworth #AU08700434 888.808.8680 • 765.427.1913
 Jimmy Hayworth #AU11300081 219.869.0329



SCHRADER
Real Estate and Auction Company, Inc.
 PO Box 508 • 950 N Liberty Dr
 Columbia City, IN 46725
 800.451.2709 • 260.244.7606
 #AC69001504, RC21-135

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Gasper County, IN

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537±

Offered in 6 Tracts



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Real Estate Jasper County, IN

AUCTION

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537± acres

Monday, March 29 · 10am CENTRAL

Online Bidding Available Bidder Pre-Registration Strongly Encouraged

Offered in 6 Tracts
Ranging from 25± to 189± acres

TRACT 1: 65± acres;
Mostly all tillable
productive farmland.
Frontage on CR 900 N
and CR 200 E.

TRACT 2: 189± acres;
Mostly tillable productive
farmland. Two patches
of woods providing
hunting and recreational
opportunities. Timber from
these two woods is being
selectively harvested prior
to the auction. This Tract
has frontage on CR 200 E.

TRACT 3: 65± acres; An
excellent hunting and
recreational tract with a
great mix of woods and
fillable. Approximately
35 acres of woods with
heavy deer activity and
plenty of tillable for food
plots and farm income.
Timber from this woods
is being selectively
harvested prior to the
auction. This Tract has
access from CR 900 N on
an owned lane.

TRACT 4: 154± acres;
Mostly tillable tract with
productive cropland. This
tract has frontage on
CR 800 N.

OWNER: TD Farm Investments LLC, MYSUE LLC, Legacy Family Holdings LLC, Fair Valley LLC, RB Farm Investments LLC, GD Farm Investments LLC, RD Farm Investments LLC

Tract 5: 25± acres

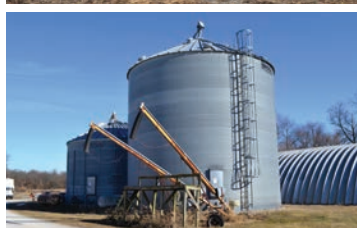
This is a highly
improved Tract.
Nice 4 bedroom, 2
bath ranch style home with
an attached 3 car garage.
2132 SF and built in 1977 per

County Assessor records. Home
has a metal roof less than 1 year
old. There is also a nice outbuilding
for storage or animals as well as a
fenced pasture near the home.

- Load-out Building, 2 bay - concrete floor, dock high loading-covered
- 40'6" x 460' building, 7'10" x 23'6" door, concrete floor
- 49' x 456' x 15'6" cattle shed, 30" concrete side wall, concrete floor, open 10' high
- 40' x 370' x 8' building, concrete walk-way - dirt floor
- 55' x 464' x 8' building, concrete floor
- 40'8" x 460' x 8' metal pole cattle building, concrete floor, curtain sides
- 49'7" x 474' x 17' building, 8' concrete side walls
- North grain bin (Brock), 30'D - 6 rings, air floor, top vents, (2) Shivers driers, bottom auger
- South grain bin, 36'D - 12 rings, air floor, top vents, bottom unloader auger
- 51' x 100' x 14' metal Quonset - 19'8" door.

272 E 800 N, Wheatfield, IN 46392.
This Tract has frontage on CR 800 N.

TRACT 6: 39± acres Swing Tract;
Mostly wooded providing excellent
hunting and recreational
opportunities. This Tract must be
bid on in a combination including
Tracts 4 and/or 5, or by an adjoining
landowner.



INSPECTION DATES:

Thursday, March 4
2:00 - 4:00 PM Central
Saturday, March 13
9:00 - 11:00 AM Central

Meet a Schrader
representative at the
buildings on Tract 5.
Contact auction
managers for a private
showing of the buildings.

PROPERTY LOCATION:

From SR 10 and SR 49
on the east side of
Wheatfield, go south
on SR 49 for 3 miles to
CR 900 N. Go east on
CR 900 N approximately
1.1 miles to Tract 3 on the
south side of the road, and
then go approximately
1/4 mile more to Tract 1 on
the south side of the road.
Continue east on CR 900 N
to CR 200 E and go south
on CR 200 E. Tract 1 will
be on the west side of
the road and Tract 2 is on
the south side of Tract 1.
For Tracts 4-6 from SR 49
and CR 900 N, go south
on SR 49 for 1 mile to
CR 800 N, then go east on
CR 800 N approximately
1/4 mile to Tract 5. Tract 4
is less than another
1/4 mile east. Tract 6 is
behind Tract 5.

AUCTION LOCATION:

The Farmhouse Restaurant
and Conference Center,
754 N 600 E, Fair Oaks,
IN 47943. From the
intersection of SR 10
and I-65; take I-65
approximately 9 miles
south to SR 14 (Exit 220),
go west on SR 14 to the
first county road (600 E),
take CR 600 E south to The
Farmhouse Restaurant and
Conference Center.



AUCTION MANAGERS: **Matt Wiseman (o) 866-419-7223 (c) 219-689-4373 • Jim Hayworth (o) 888-808-8680 (c) 765-427-1913 • Jimmy Hayworth (c) 219-869-0329 • Contact for Detailed Information Booklet with Additional Due-Diligence Materials**

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts (subject to "swing tract" limitations) and as a total 537± 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 sign Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost

of providing an Owner's Title Policy shall be paid for by Seller at closing.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon as possible thereafter upon completion of surveys, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by Buyer(s).

POSSESSION: Possession will be delivered at closing, except for the dwelling, which will be 120 days after closing. The Seller will also have 45 days after closing to remove personal property from the buildings and, the renter of the grain bins, will have until 8/15/21 to remove all grain from the 2 bins. Immediate access is available for the cropland, prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2021 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Agreement.

REAL ESTATE TAXES: Seller shall pay all of 2020 real estate taxes due and payable in 2021. Buyer will assume the 2021 real estate taxes due and payable in 2022 and any ditch taxes due after closing.

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 county tax parcel data, county GIS, survey and/or aerial mapping.

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(s) 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. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 5 or any combination

that includes Tract 5.

TIMBER: Timber in the wooded areas of Tracts 2 and 3 is to be selectively harvested prior to the auction with proceeds going to Seller.

DWELLING RENT: Buyer of Tract 5 will receive \$1,000.00 per month rent from Seller until they deliver possession to Buyer which will be no longer than 120 days after closing.

CAFO PERMIT: Existing CAFO Permit will be transferrable to Buyer only if the property sells as a whole and subject to IDEM approval.

EASEMENTS: Subject to any and all existing easements.

STOCK PHOTOGRAPHY: A deer photo was used for illustrative purposes only and was not taken on the auction property.

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.

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

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