

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as a total 120± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction. 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 bidder will be required to enter into Purchase Agreement 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 a Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing. Immediate/pre-closing possession for farming purposes is available. Contract the Auction Company for details.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2022 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:** Tract acreage, 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 only if required for providing title insurance. Any need for a new survey shall be determined solely by the Seller. If a survey is necessary, 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.

**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**  
Real Estate and Auction Company, Inc.  
950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • 260.244.7606

**AUCTION MANAGER:**

**Keith Lineback** AU#01043124  
**574.286.2622**



#AG63001504  
#AU09200162  
RC21197

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	

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**SchraderAuction.com**

**MONDAY, APRIL 12 • 6PM EST**  
held at PNA Club, New Carlisle, IN • 1/2 Mile North of St Rd 2

**120± acres**  
Offered in 1 Tract

**LAND AUCTION**  
ST JOSEPH COUNTY, INDIANA

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**LAND AUCTION**

**120± acres**  
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**MONDAY, APRIL 12 • 6PM EST**  
held at PNA Club, New Carlisle, IN • 1/2 Mile North of St Rd 2

- 10± Miles Southwest of South Bend
- 12± Miles East of LaPorte

- 117± Acres Tillable per FSA
- Quality Productive Tillable Land

**2021 Farming Rights**





**120± acres**  
Offered in 1 Tract

- 10± Miles Southwest of South Bend
- 12± Miles East of LaPorte
- 117± Acres Tillable per FSA
- Quality Productive Tillable Land
- Walkover inspections available via arrangement with the auction manager

**2021 Farming Rights**

**LAND AUCTION**  
ST JOSEPH COUNTY, INDIANA

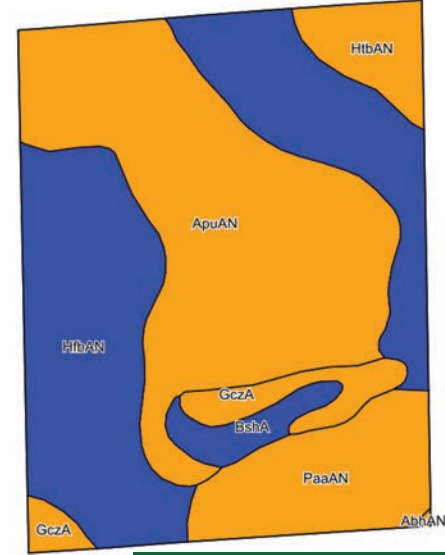
held at PNA Club, 55969 Tulip Rd, New Carlisle, IN 46552 • 1/2 Mile North of St Rd 2 on left side of Tulip Rd

**MONDAY, APRIL 12 • 6:00PM EST**

This is a great opportunity to purchase quality tillable land in St. Joseph County. The property is currently irrigated and the tenant-owned equipment may be available for separate purchase by the buyer, call Auction Company for details. There is a ditch on the south end of the property. Fertile Antung and Henrietta Muck soils. Check out this great investment property or farm yourself!

**PROPERTY LOCATION:** From the intersection of St Rd 2 and Highway 20/31, on the west side of South Bend, travel west on St Rd 2 for 6 miles to Strawberry Rd. Turn south on Strawberry Rd and travel 2 miles to Henry Rd. Turn west on Henry Rd and travel west 1/2 mile to the property.

**OWNER:** Sylvan Farms Inc.



**SOILS MAP**

Area Symbol: IN141, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat	
ApuAN	Antung muck, drained, 0 to 1 percent slopes	47.76	38.7%	144		5	10	35	
HfbAN	Henrietta muck, drained, 0 to 1 percent slopes	45.96	37.2%	163		6	11	46	
PaaAN	Palms muck, drained, 0 to 1 percent slopes	14.29	11.6%	158		5	11	43	
HtbAN	Houghton muck, drained, 0 to 1 percent slopes	5.93	4.8%	154		5	10	54	
GczA	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	5.92	4.8%	147		5	10	41	
BshA	Brady sandy loam, 0 to 1 percent slopes	3.49	2.8%	124		4	8	35	
AbhAN	Adrian muck, drained, 0 to 1 percent slopes	0.11	0.1%	144		5	10	40	
<b>Weighted Average</b>				<b>152.8</b>		<b>5.3</b>	<b>10.4</b>	<b>41.2</b>	<b>61.3</b>

