

REAL ESTATE AUCTION

Wednesday, August 25 • 6pm | Held at the Cass County Fairgrounds



252⁺
acres

Offered in 7 Tracts, Combinations
and as a Whole

.....
Cass County, Indiana

ONLINE BIDDING AVAILABLE

- Productive Farmland
- Quality Soil
- Possible Building Sites
- Mini Farm Sites
- Lots of Road Frontage

800.451.2709
www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

252⁺
acres

Offered in 7 Tracts, Combinations
and as a Whole

.....
Cass County, Indiana



- Productive Farmland
- Quality Soil
- Possible Building Sites
- Mini Farm Sites
- Lots of Road Frontage

Wednesday, August 25 • 6pm | Held at the Cass County Fairgrounds

REAL ESTATE AUCTION

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

SCHRADER
Real Estate and Auction Company, Inc.



SALE MANAGERS:
Jim Hayworth • 765.427.1913 #AU08700434
Dean Reherford • 765.427.1244 #RB14050397
E Jimmy Hayworth #AU130081
Schrader Real Estate and Auction Company, Inc. #AC63001504

AUGUST	Su	29	30	31			
	M	22	23	24	25	26	27
	Tu	15	16	17	18	19	20
	W	8	9	10	11	12	13
	Th	1	2	3	4	5	6
	F						7
	Sa						



Wednesday, August 25 • 6pm | Held at the Cass County Fairgrounds

REAL ESTATE AUCTION

ONLINE BIDDING AVAILABLE

252⁺
acres

Offered in 7 Tracts, Combinations
and as a Whole

.....
Cass County, Indiana

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

REAL ESTATE AUCTION

Wednesday, August 25 • 6pm | Held at the Cass County Fairgrounds



TRACT 1: 58± ACRES, mostly all productive farmland and quality soils. This tract has 259.5' of road frontage on CR 200 N.
TRACT 2: 35± ACRE parcel of land, with productive cropland and quality soils. This tract has frontage on CR 275 N and Indian Creek Road.
TRACT 3: 14.5± ACRE tract of land with productive farmland. This tract mostly tillable and with frontage on Indian Creek Road.
TRACT 4: 38± ACRE parcel of land with quality soils. Mostly tillable with frontage on CR 200 N and Indian Creek Road.
Note: The present owners have cleared some concrete pad to increase possible tillable acres.
TRACT 5: 31.5± ACRE tract of land with mostly all productive cropland. This tract has frontage on 200 N and Indian Creek Road.
TRACT 6: 50± ACRE parcel of productive cropland. Quality soil and mostly all tillable.
TRACT 7: 25± ACRE tract of land. Mostly tillable with frontage on Indian Creek Road and 275 N.
Real Estate Taxes 2020 - Pay 2021 Taxes \$2,852 / 6 Mo

AUCTION LOCATION: Cass County Fairgrounds • 2281 E 125 N Logansport, IN 46947 • From Logansport, IN, take SR 25 North approx. 1 mile to CR 100 N. Then, take CR 100 N approx. ¾ mile East to CR 200 E, and take 200 E North. Follow the signs to Cass County Fairgrounds.
PROPERTY LOCATION: From the intersection of US 24 & US 35 on the West side of Logansport, IN, take US 35 3 miles North to CR 200 N. Then, take 200 N 2.3 miles East to Indian Creek Road.



252± acres

Offered in 7 Tracts, Combinations and as a Whole

Cass County, Indiana

- Productive Farmland
- Quality Soil
- Possible Building Sites
- Mini Farm Sites
- Lots of Road Frontage

800.451.2709

www.SchraderAuction.com

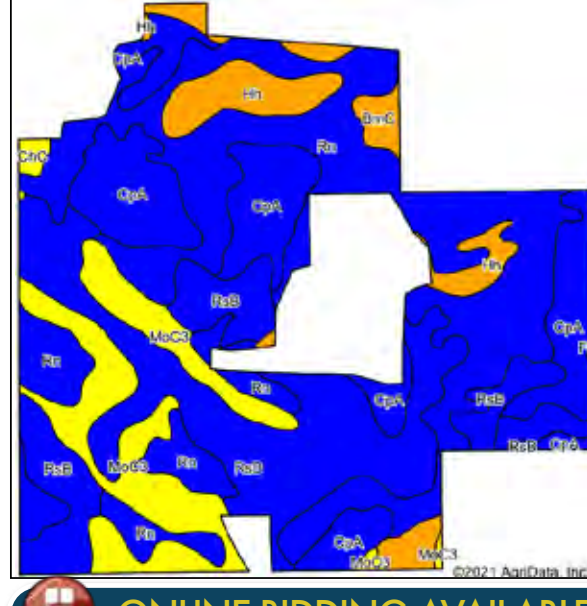


INSPECTION DATE:
Tue, August 3 from 3-5pm
Meet at Barn at Tract 4



Contact the Auction Company for a detailed Information Book with additional due diligence materials, including: soil maps, tax & FSA details, etc.

2 Miles North of Logansport, Indiana • Property has Frontage on 200 N & Indian Creek Road



FSA INFORMATION | FARM #7759

Farmland	284± Acres
Cropland	241.19± Acres
Corn Base	123.07± Acres
Corn PLC yield	155 Bu.
Soybeans base	62.01± Acres
Soybeans PLC yield	46 Bu.
Wheat base	51.82± Acres
Wheat PLC yield	48 Bu.

Code	Soil	% of Field	Corn	Grass	Legume	Hay	Pasture	Soybeans	Winter Wheat
Rn	Rensselaer loam, till substratum	36.3%	175	6	12	49	70		
RsB	Riddles silt loam, 2-6% slopes	26.2%	140	5	10	49	71		
CpA	Crosier loam, 0-3% slopes	17.3%	150	5	10	49	68		
MoC3	Miami clay loam, 6-14% slopes, severely eroded	11.9%	125	4	8	44	56		
Hh	Houghton muck, drained	5.9%	159	5	11	42	64		
Bmc	Bloomfield loamy fine sand, 4-12% slopes	2.0%	85	3	6	30	38		
ChC	Chelsea loamy fine sand, 4-12% slopes	0.5%	75	3	5	26	34		
Weighted Average			152.4	5.2	10.4	47.5	67.1		

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.

OWNERS: Stephen Heckard, Nancy Rhodes & Tom Heckard
SALE MANAGERS: Jim Hayworth • 765.427.1913, Dean Retherford • 765.427.1244 & Jimmy Hayworth

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 252± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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 & are capable of paying cash at closing.
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 Seller's acceptance or rejection.
DEED: Seller shall provide a Warranty Deed(s).
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
CLOSING: The balance of the purchase price is due at closing, which will take place approximately 30 days after the crops are harvested or a targeted closing date on or before November 1st, 2021. Costs for an administered closing shall be shared 50/50 between Buyer(s) & Seller. All lender costs shall be paid by the 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 Seller's acceptance or rejection.
POSSESSION: At Closing - Subject to Tenant right for the 2021 growing crops.
REAL ESTATE TAXES: Buyer shall pay all 2022 due 2023 real estate taxes.
ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions &/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 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. & 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 & maps are for informational purposes only. The Seller and Auction Company are not 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 & Auction Company reserve the right to preclude any person from bidding there is any question as to the person's credentials, fitness, or ability to bid. All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ALL OTHER INFORMATION.