

Important Dekalb County LAND AUCTION

151± acres
Offered in 5 Tracts or
Combinations

MARCH	SU	M	TU	W	TH	F	SA
			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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AUCTION MANAGERS:

Dean Rummel • 260.343.8511 #AU08801377
& Luke Schrader • 260.229.7089 #AU12100009
AUCTION COMPANY: Schrader Real Estate & Auction Company, Inc. #AC63001504

Monday,

March 28 • 6pm EST

Held at the Dekalb County Fairgrounds, Auburn, IN 46706



Corporate Headquarters:

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



Important Dekalb County LAND AUCTION

151± acres
Offered in 5 Tracts or Combinations

- 147.13 FSA Tillable Acres
- Beautiful Potential Homestead & Development Sites
- Several Tracts Across the Road from Auburn City Limits
- Visibility from I-69
- 2022 Farming Rights
- Tracts Ranging from 6.5± to 114± Acres

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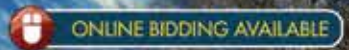
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151[±] acres

Offered in 5 Tracts or Combinations



AUCTION LOCATION: Dekalb County Fairgrounds • 708 S Union St, Auburn, IN 46706
From I-69 take exit 329 to SR 8 and head east for a mile and a half. Then turn right to head south on South Union St. The property will be on your left.

DIRECTIONS TO TRACTS 1 + 2: From I-69 take exit 329 to SR 8 and head east for half a mile. Then turn left to head north on N Grandstaff Dr. Continue onto North Street heading east, then turn left to head north on CR 27. After a ¼ of a mile turn left onto CR 36A. Tract 1 will be on your right after a ¼ of a mile, and tract 2 will be on your right after another ¼ of a mile.

DIRECTIONS TO TRACTS 3-5: From I-69 take exit 329 to SR 8 and head west for a mile then head north on CR 19. After one mile head back east on CR 40 for a mile then turn left onto CR 36A. After half a mile turn east onto CR 38, and the properties will be on your left in a quarter of a mile.



The West Edge Properties offer an exciting opportunity to purchase vacant land in a great location with tremendous development potential. Tracts 1 + 2 are located just outside of Auburn City Limits and give potential buyers the chance to own land right outside of a fast-growing city with great road frontage. Tracts 3 + 4 provide for beautiful potential building sites or combined with tract 5 create a large property of majority tillable farmland. Mark your calendars and come bid your price at this phenomenal offering!

TRACT 1 - 12± ACRES with great location! An abundance of road frontage gives this piece great development potential.

TRACT 2 - 12± ACRES that is also a great location! A lot of development potential to be found and includes great visibility from I-69.

TRACT 3 - 6.5± ACRES of a gentle topography creating for a beautiful potential building site in a rural area that is still close proximity to Auburn.

TRACT 4 - 6.5± ACRE tract that would make for a pretty and rural homestead. Consider combining with tract 3 for a total of a 13± acre tract.

TRACT 5 - 114± ACRES of a unique tract that is not only majority tillable, but also offers great visibility from I-69 creating for a good blend of agricultural production and future development opportunities.



TRACT 1



TRACT 2



TRACTS 3-5

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Seller: West Edge Park LLC

Auction Managers: Dean Rummel • 260.343.8511 & Luke Schrader • 260.229.7089



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.

800.451.2709

www.SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in tracts, any combination of tracts, & as a total 151± acre unit.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.

INSPECTIONS & APPROVALS: There is no current approval from the DeKalb County Planning that any of the parcels can be built upon & if a purchaser wants to build on one of the parcels it is their obligation to obtain such information & approval from DeKalb County. All inspections are the obligations of the potential buyer.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller shall pay 2021 real estate taxes due & payable in 2022. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.

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 has 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 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 & 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.**