

GRANT COUNTY  
INDIANA

*Land*

**AUCTION**

466<sup>±</sup> Acres

Offered in 10 Tracts  
ranging from 16<sup>±</sup> to 140<sup>±</sup> acres

Located just outside  
of Upland, Indiana



**Tuesday, April 12** • Starts at 6:00pm • Online Bidding Available

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**SCHRADER**  
Real Estate and Auction Company, Inc.

PO Box 508 • 950 N Liberty Dr  
Columbia City, IN 46725  
800.451.2709 • 260.244.7606  
#AC63001504

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APRIL	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

*Auction Manager*  
**Rick Williams** • 765.639.2394  
#AU10000259  
**Drew Lamle** • 260.609.4926  
#AU12100017

**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.



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- 273<sup>±</sup> FSA Tillable Acres
- Mature Woods with Great Wildlife Presence
- Potential Building Sites
- Eastbrook Schools

TRACTS 1-4

800.451.2709 • **SchraderAuction.com**



**Tuesday, April 12** 6:00pm at the Grant Co. Fairgrounds  
Marion, IN • Online Bidding Available

# Land AUCTION

GRANT COUNTY INDIANA

## 466± Acres

Located just outside of Upland, Indiana

Offered in 10 Tracts ranging from 16± to 140± acres

- TRACT 1 - 64± Acres** nearly all tillable cropland with road frontage on both CR 1000 E. and 900 S. The predominate soil types are Pewamo Silty Clay Loam and Glynwood Silt Loam.
- TRACT 2 - 16± Acres.** Mostly wooded tract with a mix of hardwoods. Excellent Hunting with elevated potential building sites. This tract is currently enrolled in the Classified Forest Program.
- TRACT 3 - 55± Acres.** A mostly wooded tract of mixed hardwoods, offers excellent hunting and a small pond that makes for a great recreational piece. This tract is currently enrolled in the Classified Forest Program.
- TRACT 4 - 140± Acres** nearly all tillable cropland featuring predominately Pewamo Silty Clay Loam and Glynwood Silt Loam soils. This tract offers road frontage on both CR 900 S. and 950 E. Great opportunity to purchase a large tillable farm.
- TRACT 5 - 37± Acres** of pastureland with a small pond. This tract offers an excellent elevated potential building site with frontage on CR 900 S.
- TRACT 6 - 43± Acres,** per FSA records there are 30.4 tillable acres. Balance in wooded tree lines and frontage on the Mississinewa River. Heavy signs of Deer presence and a mixture of tillable offer a great hunting and recreational opportunity.

**AUCTION LOCATION** Grant County Fairgrounds (community building) 1403 S.R. 18, Marion, IN 46952

**PROPERTY LOCATION**

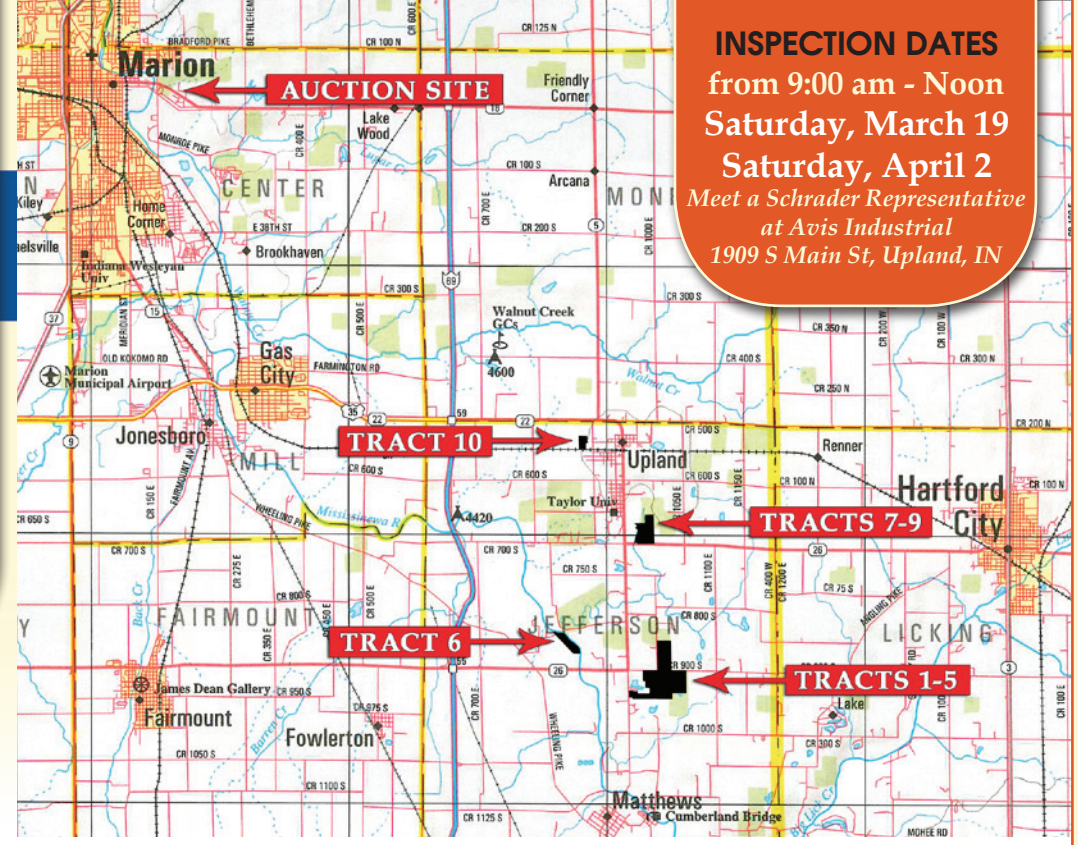
**TO TRACTS 1-5:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 3 miles. At the stop sign continue straight onto E 900 S for 0.4 miles and the property will be on the left and right.

**TO TRACT 6:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 1.5 miles. Turn left on to S Wheeling Pike. Continue on S Wheeling Pike for 0.3 miles, turn right on CR 875 S. In 0.3 miles turn left on CR 800 E. Continue for 0.2 miles to CR 850 S, turn right and go 0.2 miles.

**TO TRACTS 7-9:** From I-69 Exit 255 and St. Rd. 26 – Travel East on St. Rd. 26 for 3 miles. At the stop sign continue to the left on St. Rd. 26 for 2.5 miles, continue to the right at the intersection of St. Rd. 22 & St. Rd. 26 and the property will be on the left.

**TO TRACT 10:** From I-69 Exit 259 and St. Rd. 22 – Travel East on St. Rd. 22 for 2.5 Miles, turn right on N Eighth St for 0.3 miles and use the Parking lot for the Pierce United Methodist Church for Access to Tract 10.

**AUCTIONEERS NOTE:** No 2022 farming rights will be offered to Tracts 1, 4, and 6 as they are subject to the tenants farming rights. **The Seller will credit the Buyer(s) of the applicable tracts, \$250/tillable acre at the time of closing.**



**INSPECTION DATES**  
 from 9:00 am - Noon  
**Saturday, March 19**  
**Saturday, April 2**  
 Meet a Schrader Representative at Avis Industrial  
 1909 S Main St, Upland, IN

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as 10 tracts consisting of a total of 466± acres

**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 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.

**DEED:** Seller shall provide Warranty Deed for Tracts 7-10 and Personal Representative Deed for Tracts 1-6.

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

**POSSESSION:** Possession is at closing for **Tracts 2, 3, 5 and 7-10.** Tracts 1, 4, and 6 are subject to the current farm tenants 2022 farming rights and possession will be after the removal of 2022 crops. Pre-closing access available for farming purposes on **Tract 7 Only.**

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

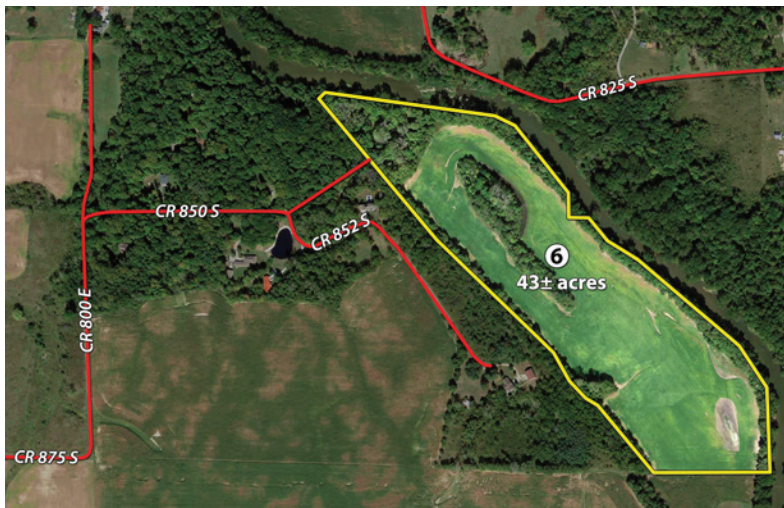
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

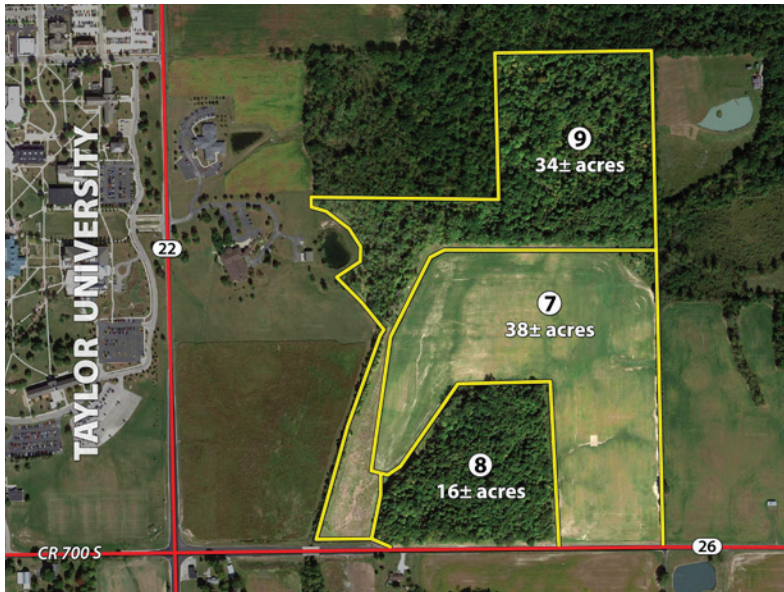
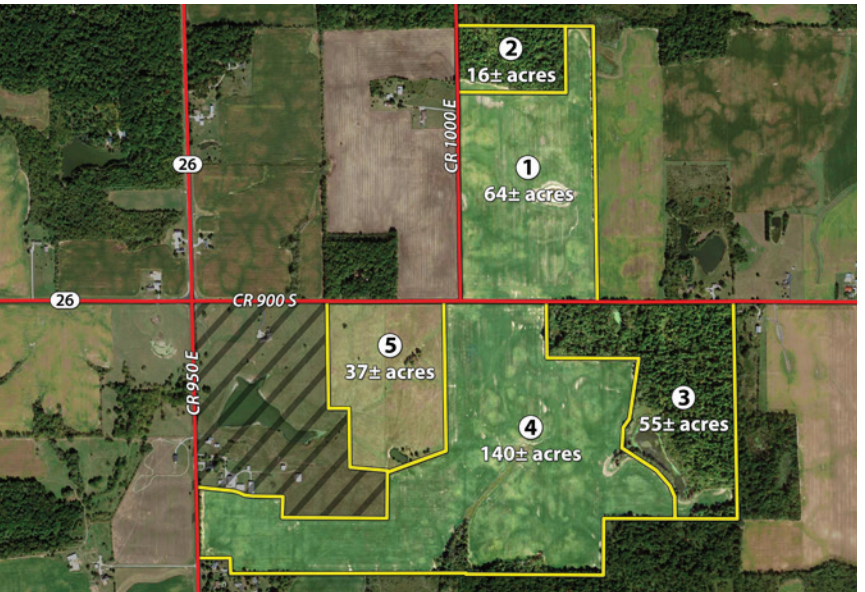
**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Survey costs will be shared 50:50 between the buyer and the seller.

**AGENCY:** Schrader Real Estate and 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.



- TRACT 7 - 38± Acres** nearly all tillable cropland (37.5 tillable per FSA records). Tract 7 has road frontage on S.R. 26 and features mostly Glynwood Silt Loam and Pewamo Silty Clay Loam soils. **This tract is being offered with 2022 farm rights. Early access will be available only for spring farming purposes.**
- TRACT 8 - 16± Acres.** Mostly wooded tract with high elevations. Great potential building site with road frontage on S.R. 26. This tract is currently enrolled in the Classified Forest Program.
- TRACT 9 - 34± Acres.** Mostly wooded tract with a mix of hardwoods. This tract has road frontage on S.R. 26 and is currently enrolled in the Classified Forest Program. Excellent hunting.
- TRACT 10 - 23± Acres.** A beautiful setting with a small pond. Excellent potential building site within the city limits of Upland. City Sewer and Water available. 50' owned access to 8<sup>th</sup> street.



**SELLER:**  
 Leland Boren  
 Estate, The Pierce  
 Company, and Avis  
 Industrial

*Call the auction managers for more details.*

**AUCTION MGRS**  
 Rick Williams  
 765.639.2394

Drew Lamle  
 260.609.4926

# Tuesday, April 12

held at the Grant County Fairgrounds (community building) 1403 S.R. 18, Marion, IN 46952  
 Auction starts at 6:00pm • Online Bidding Available

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

**THE ORIGINAL MULTI-TRACT AUCTIONS**

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