

302± acres

Offered in 9 Tracts
or Combinations



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.

IMPORTANT

Land Auction

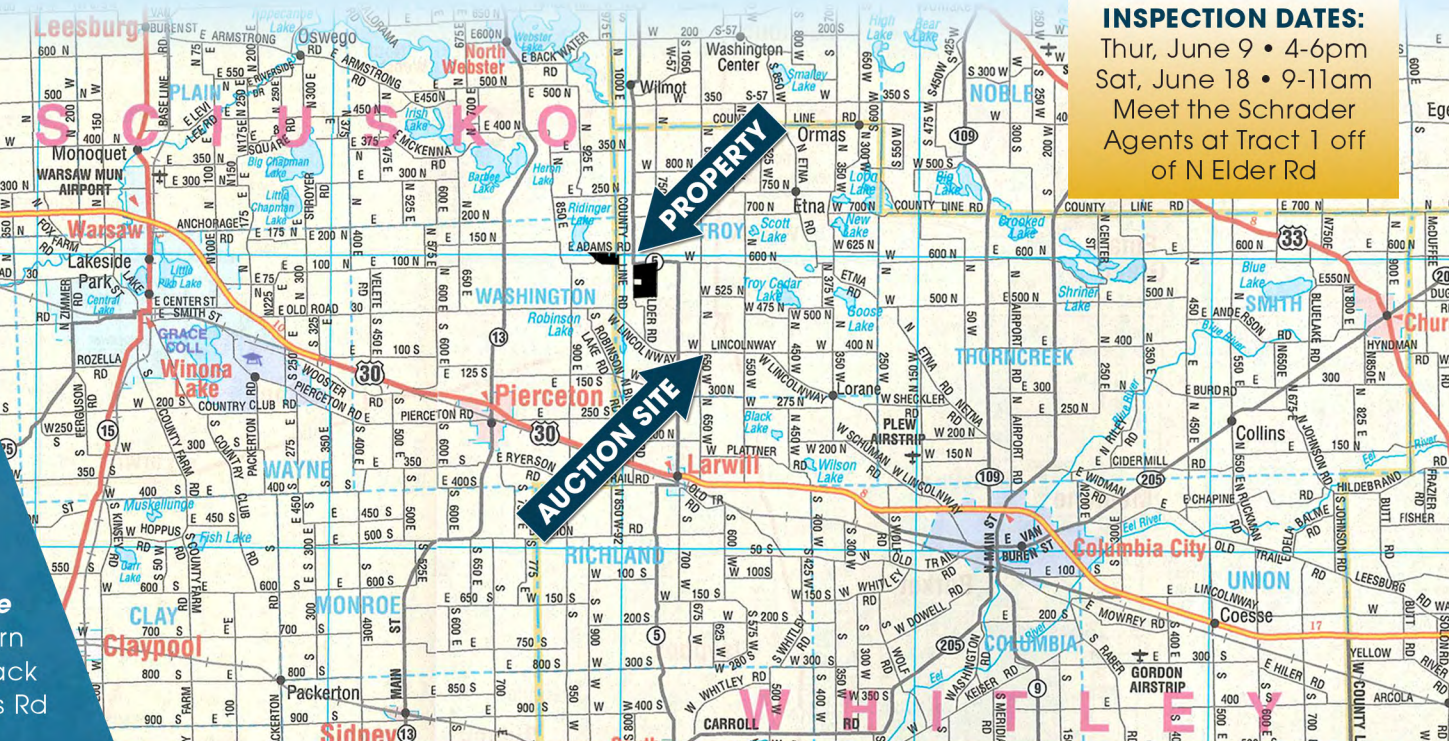
Whitley & Kosciusko
Counties, Indiana

AUCTION SITE: Troy Presbyterian Church, 6465 W Lincolnway, Columbia City IN, 46725 • From the intersection of SR 5 & Lincolnway Hwy, go east on Lincolnway for .5 mi. The Church is on the right.

PROPERTY LOCATION: Tracts 1-4 - From the intersection of SR 5 & Lincolnway Hwy, travel north on SR 5 for 2.5 mi. & Tract 1 will start on the left side. The property continues to the left (south) on N Elder Rd (look for signs).

Tract 5 - From the intersection of SR 5 & Lincolnway Hwy, travel north on SR 5 for 3 mi. to CR 650 N. Turn left (west) on CR 650 N & Tract 5 will be on the left in .5 mi.

Tracts 6-9 - From Tract 5, continue to the intersection of CR 650 N & CR 1000 W. Turn right (north) on CR 1000 W for .2 mi. & turn back left (west) onto Adams Rd. Continue on Adams Rd & Tracts 6-9 will be on the left.



INSPECTION DATES:
Thur, June 9 • 4-6pm
Sat, June 18 • 9-11am
Meet the Schrader Agents at Tract 1 off of N Elder Rd



800.451.2709
www.SchraderAuction.com

Wednesday, June 29 • 6pm

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 tracts, combination of tracts, or as a whole, consisting of a total of 302± 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, & 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.

CLOSING: The targeted closing date will be November 1st, 2022.

POSSESSION: Possession is at closing or after the removal of the 2022 crop on the tillable land. Contact auction company for early access on woodland for 2022 hunting rights.

REAL ESTATE TAXES: Buyer shall assume any ditch & drainage assessments due after closing. The seller will pay the 2022 taxes due in 2023 & the buyer will be responsible thereafter.

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 with 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 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 & the seller.

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

STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only & were not taken on the auction property.

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.**

Whitley & Kosciusko
Counties, Indiana

IMPORTANT Land Auction

Wednesday, June 29 • 6pm | Held at the Troy Presbyterian Church, .5 Mi. E from the Intersection of SR 5 & Lincolnway Hwy

302± acres

Offered in 9 Tracts
or Combinations

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		

Follow us on:



Get our iOS App:

AUCTION MANAGERS:
Gene Klingaman • 260.229.2401 #AU01045485
Drew Lamle • 260.609.4926 #AU12100017

Schrader Real Estate & Auction Company,
Inc. #AC63001504

SCHRADER
Real Estate and Auction Company, Inc.

Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

Whitley & Kosciusko
Counties, Indiana

IMPORTANT Land Auction

302± acres

Offered in 9 Tracts
or Combinations



Held at the Troy Presbyterian Church
.5 Mi. E from the Intersection of SR 5 & Lincolnway Hwy

- Productive Tillable Farmland
- Excellent Hunting (4 Hunting Tracts)
- Scenic Potential Country Building Sites
- Income from Timber Production
- Access to Ridinger Lake
- Tracts Ranging from 9-85± Acres

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

Wednesday, June 29 • 6pm

302± acres

Offered in 9 Tracts
or Combinations

IMPORTANT

Land Auction

Whitley & Kosciusko
Counties, Indiana



Held at the Troy Presbyterian Church
.5 Mi. E from the Intersection of SR 5 & Lincolnway Hwy

- Productive Tillable Farmland
- Excellent Hunting (4 Hunting Tracts)
- Scenic Potential Country Building Sites
- Income from Timber Production
- Access to Ridinger Lake
- Tracts Ranging from 9-85± Acres



800.451.2709 • www.SchraderAuction.com

Wednesday, June 29 • 6pm

302± acres

Offered in 9 Tracts
or Combinations

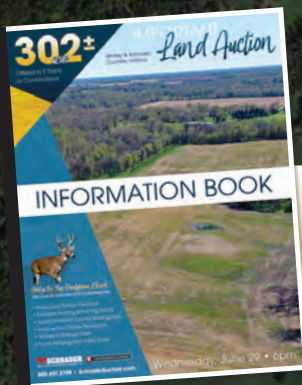
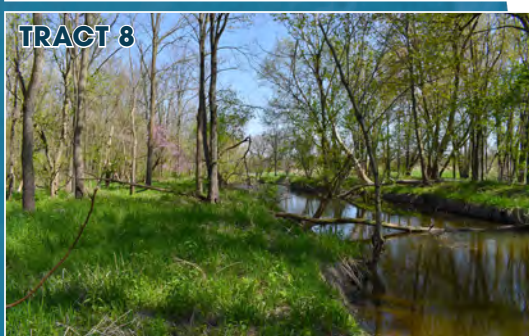
**ONLINE
BIDDING
AVAILABLE**

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.

IMPORTANT

Whitley & Kosciusko
Counties, Indiana

Land Auction



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

TRACT 1: 85± ACRES with approximately 81± tillable acres. This tract has road frontage on SR 5 & Elder Rd. The predominant soil types are Pewamo silty clay loam, Martisco Muck, & Milford silty clay loam. Other soil types include Morley clay loam & Haskins loam. Be prepared to bid your price on this tract which offers a high percentage of tillable acres!

TRACT 2: 57± ACRES with approximately 52± tillable acres. This tract has road frontage on Elder Rd for easy access. The four major soil types on this tract are Morley loam, Morley clay loam, Pewamo silty clay loam, & Milford silty clay loam.

Combine Tracts 1 & 2 for approximately 142± acres in one large contiguous field!

TRACT 3: 40± ACRES of mixed hardwood timberland. This tract offers great hunting & recreational opportunities. Explore the meandering trails running throughout. This tract exhibits a large amount of deer activity on the various deer trails. Also, this tract has easy access from Elder Rd. This is a rare opportunity to purchase woodland acreage. Investigate the potential for future income from timber harvest.

TRACT 4: 38± ACRES of woodland acreage with access from SR 5. If you are looking for great hunting opportunities, plus income from timber, this is your chance. This tract can be easily viewed by the various meandering trails on the property. Deer trails are plentiful on this tract. The future timber production of this tract is good (refer to photos). There will be a 30' ingress/egress easement created along the north side of the ditch for the benefit of Tract 4, over Tract 1 to access a culvert in the open ditch. The distance to the culvert is approximately 1400' from the western boundary line that extends to SR 5. This is a great hunting & recreational tract!

Combine Tracts 3 & 4 for approximately 78± acres of woodland. It is difficult to find this large of woodland acreage in one tract of land, in Whitley County (great investment opportunity)! Be prepared to bid your price!

TRACT 5: 9± ACRES with road frontage on CR 650 N & N 1000 E. Investigate the potential for a rural country building site. Small, rural building sites are rarely available today. Don't miss this opportunity to bid your price!

TRACT 6: 26± ACRES with 22± acres of tillable productive land. This tract has frontage on CR N 1000 E & Adams Rd. The three major soil types on this tract are Wawasee fine sandy loam, Miami-Owosso-Meta complex, & Rensselaer loam. This tract would make a great mini farm, or a great addition to your existing farming operation.

TRACT 7: 13± ACRES with road frontage on Adams Rd. This is an amazing opportunity to buy a potential, prime building site featuring around 4± acres of open land & 8± acres of woodland. If you are looking for a country home site with great recreational opportunities, be at the auction. The scenic beauty of this tract is difficult to find. Don't delay, make plans to view this property today!

TRACT 8: 22± ACRES of mostly woodland acreage with great scenic potential building site. The hunting opportunities on this property are unlimited. This property also has access to Ridinger Lake via Grassy Creek which runs along the southern border of this tract for approximately 800'. Few tracts of land feature great potential building sites, in combination with excellent hunting, fishing, & recreation opportunities. The chance to make a unique property like this your own is rare! Mark your calendar for this auction!

Tracts 7 & 8 offer unique building sites with awesome walk-out basement potential. If you are serious about building in a place with scenic views & recreational opportunities, this is your chance!

TRACT 9: 12± ACRES of mixed hardwood trees with easy access from Adams Rd. This Tract features approximately 1200' of frontage along Grassy Creek, with views of Ridinger Lake. This tract offers excellent hunting with nearly 12 acres of hardwoods & evident wildlife activity. Also, with the easy access to Ridinger Lake via Grassy Creek, this tract makes for great fishing & recreational opportunities. Investigate the potential for a future building site off of Adams Rd. Be prepared to bid your price June 29th!

REPRESENTATIVE OF
TRACTS 3 & 4



REPRESENTATIVE OF
TRACTS 3 & 4



REPRESENTATIVE OF
TRACTS 3 & 4



REPRESENTATIVE OF
TRACTS 3 & 4



SELLER: Marcus White Estate

AUCTION MANAGERS: Gene Klingaman • 260.229.2401 & Drew Lamle • 260.609.4926

TRACTS 3 & 4

INSPECTION DATES:
Thur, June 9 • 4-6pm
Sat, June 18 • 9-11am
Meet the Schrader
Agents at Tract 1 off
of N Elder Rd

Held at the Troy Presbyterian Church
.5 Mi. E from the Intersection of SR 5 & Lincolnway Hwy

- Productive Tillable Farmland
- Excellent Hunting (4 Hunting Tracts)
- Scenic Potential Country Building Sites
- Income from Timber Production
- Access to Ridinger Lake
- Tracts Ranging from 9-85± Acres

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

Wednesday, June 29 • 6pm

