

302± *acres*

Offered in 9 Tracts
or Combinations

IMPORTANT

Land Auction

Whitley & Kosciusko
Counties, Indiana

INFORMATION BOOK



*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.

 ONLINE BIDDING AVAILABLE

800.451.2709 • SchraderAuction.com

Wednesday, June 29 • 6pm

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Seller: Marcus White Estate



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

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 assess-

ments 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.**

AUCTION MANAGERS:

Gene Klingaman • 260.229.2401 #AU01045485 & Drew Lamle • 260.609.4926 #AU12100017
Schrader Real Estate & Auction Company, Inc. #AC63001504

BOOKLET INDEX

- **AUCTION REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **MAPS** PAGE 13
- **COUNTY TILE & DRAIN MAP** PAGE 21
- **PARCEL ID AERIAL & TAX INFO** PAGE 23
- **FSA MAPS** PAGE 27
- **PHOTOS** PAGE 31



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

WEDNESDAY, JUNE 29, 2022

302+ ACRES – WHITLEY AND KOSCIUSKO COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Wednesday, June 22, 2022.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
302± Acres • Whitley And Kosciusko County, Indiana
Wednesday, June 29, 2022

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, June 29, 2022 at 6:00 PM. (EST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, June 22, 2022**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

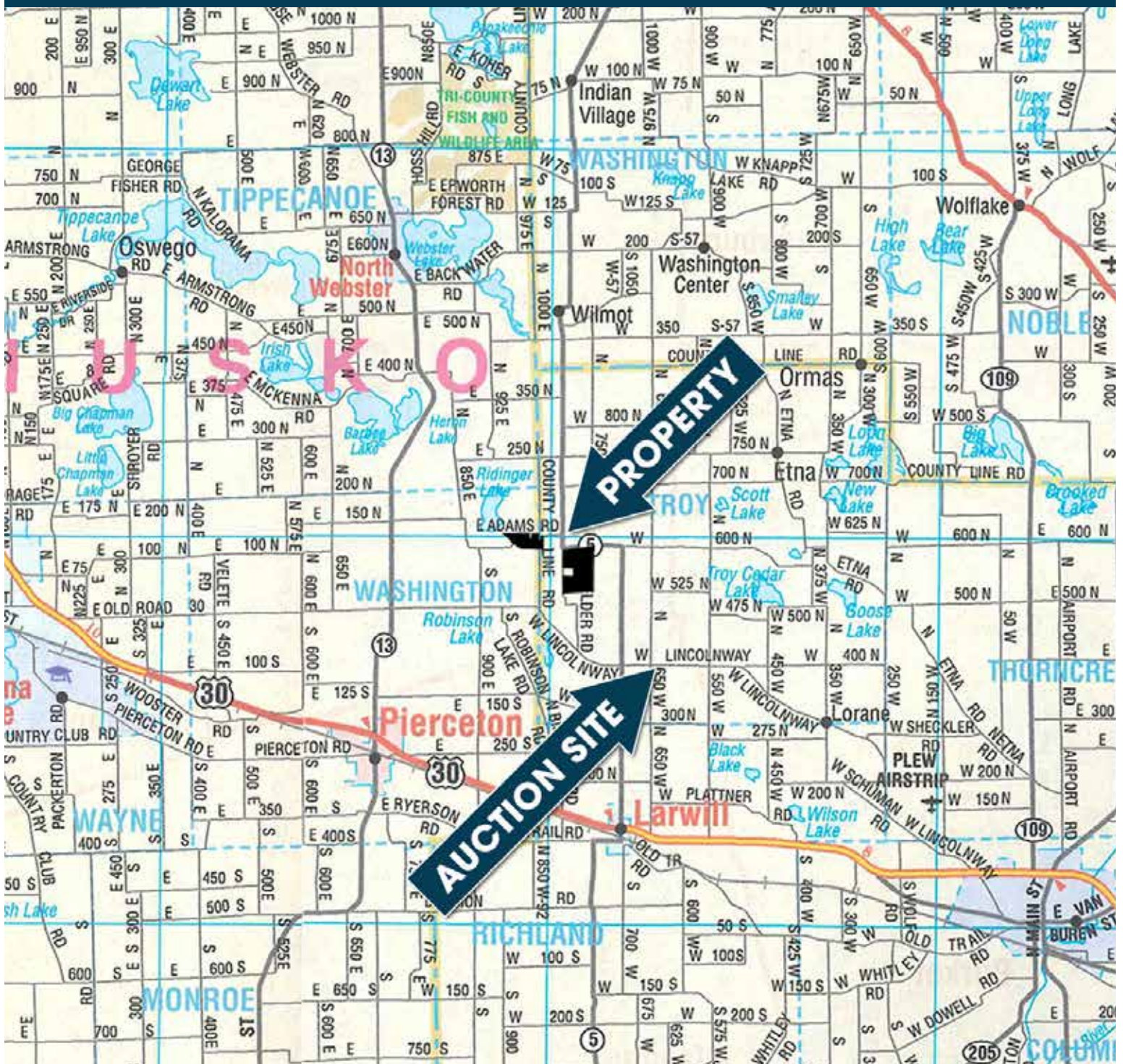
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

LOCATION & TRACT MAPS



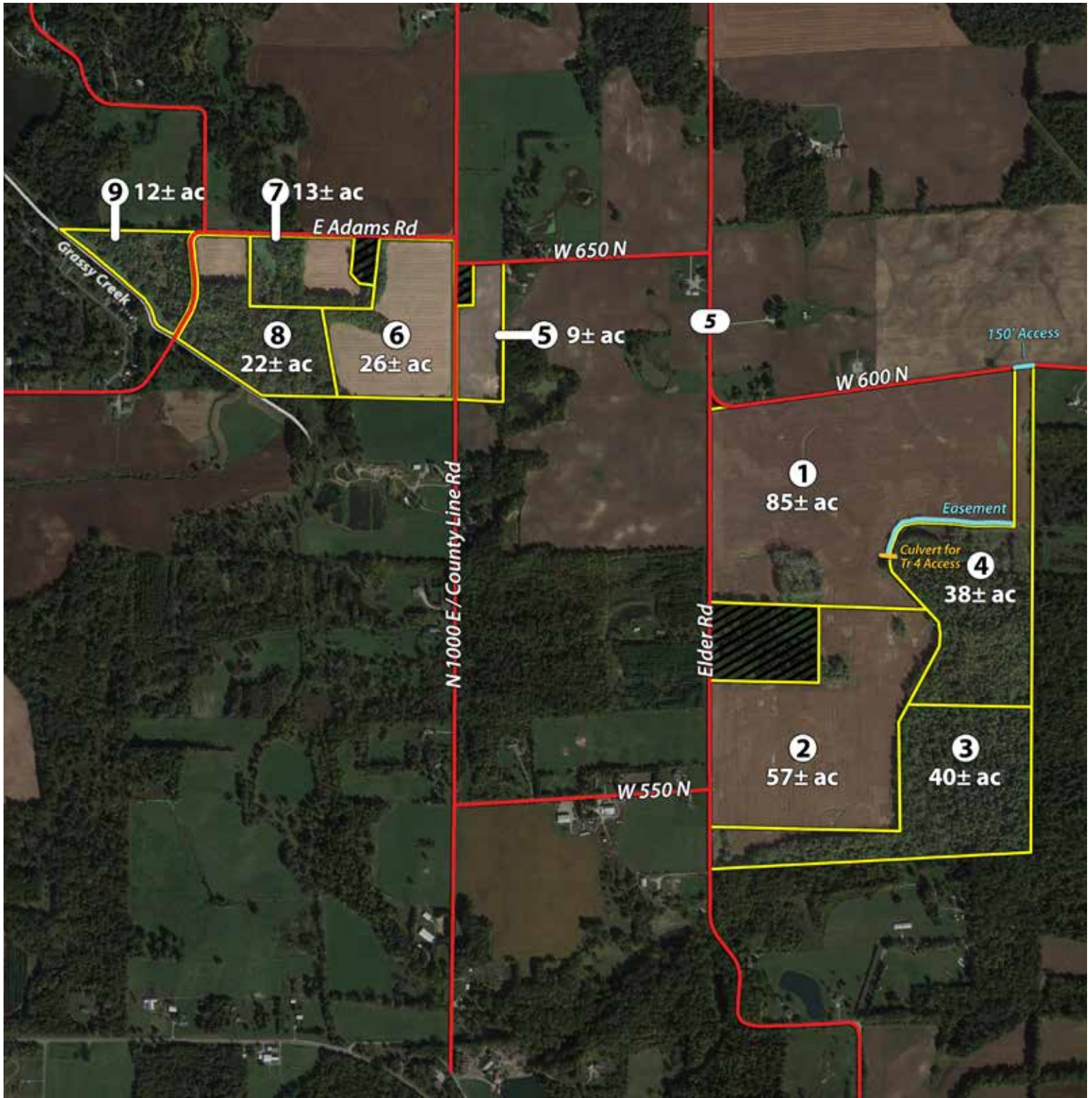
AUCTION SITE: *Troy Presbyterian Church*, 6465 W Lincolnway, Columbia City IN, 46725 • From the intersection of SR 5 & Lincolnway Hwy, go east on Lincolnway for .5 mi. The Church is on the right.

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.

LOCATION & TRACT MAPS



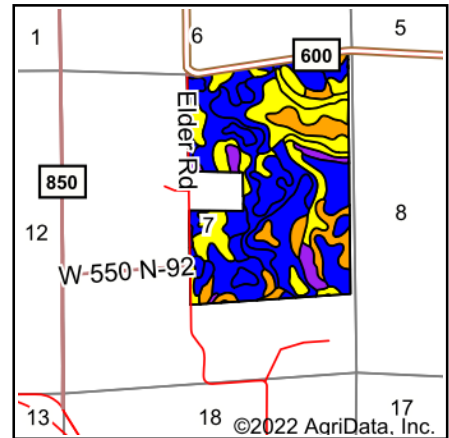
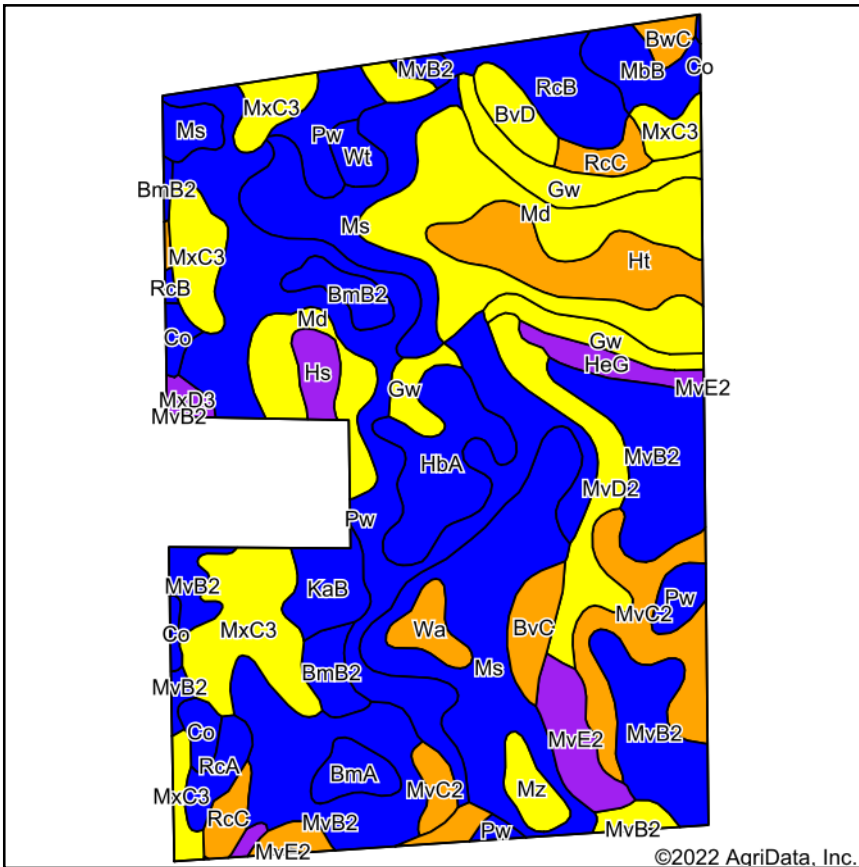
Tracts 6 & 7



MAPS

SURETY SOILS MAP

Tracts 1-4



State: **Indiana**
 County: **Whitley**
 Location: **7-32N-8E**
 Township: **Etna-Troy**
 Acres: **220**
 Date: **5/17/2022**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IN183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Oats Bu	Pasture AUM	Soybeans Bu	Winter wheat Bu
Pw	Pewamo silty clay loam, 0 to 1 percent slopes	32.90	15.0%		IIw			157		5	11			47	64
MvB2	Morley loam, 3 to 6 percent slopes, eroded	28.98	13.2%		IIe			119	17	4			8	42	53
Ms	Milford silty clay loam, 0 to 2 percent slopes	27.64	12.6%		IIw			154		5			11	43	62
Md	Martisco muck, drained	21.79	9.9%		IVw			89		3			6	25	36
MxC3	Morley clay loam, 6 to 12 percent slopes, severely eroded	17.60	8.0%		IVe			105	15	4	7			37	47
MvC2	Morley loam, 6 to 12 percent slopes, eroded	9.68	4.4%		IIIe			115	18	4			8	40	52
Gw	Granby loamy sand	8.69	4.0%		IVw			135	20	5			9	28	54
Ht	Houghton muck, drained	7.94	3.6%		IIIw			159		5			11	42	64
HbA	Haskins loam, 0 to 3 percent slopes	7.70	3.5%		IIw			158		5	11			59	62
MvD2	Morley loam, 12 to 20 percent slopes, eroded	7.58	3.4%		IVe			100	15	3			7	35	45
RcB	Rawson sandy loam, 2 to 6 percent slopes	5.84	2.7%		IIe			126	18	5			8	44	57

SURETY SOILS MAP

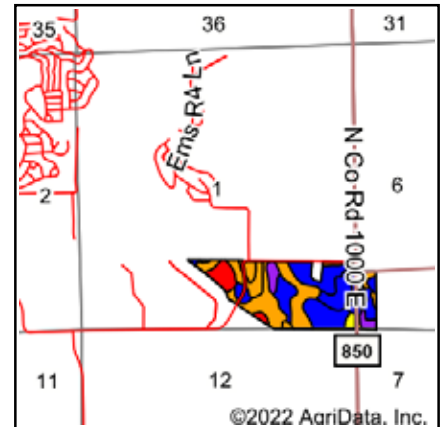
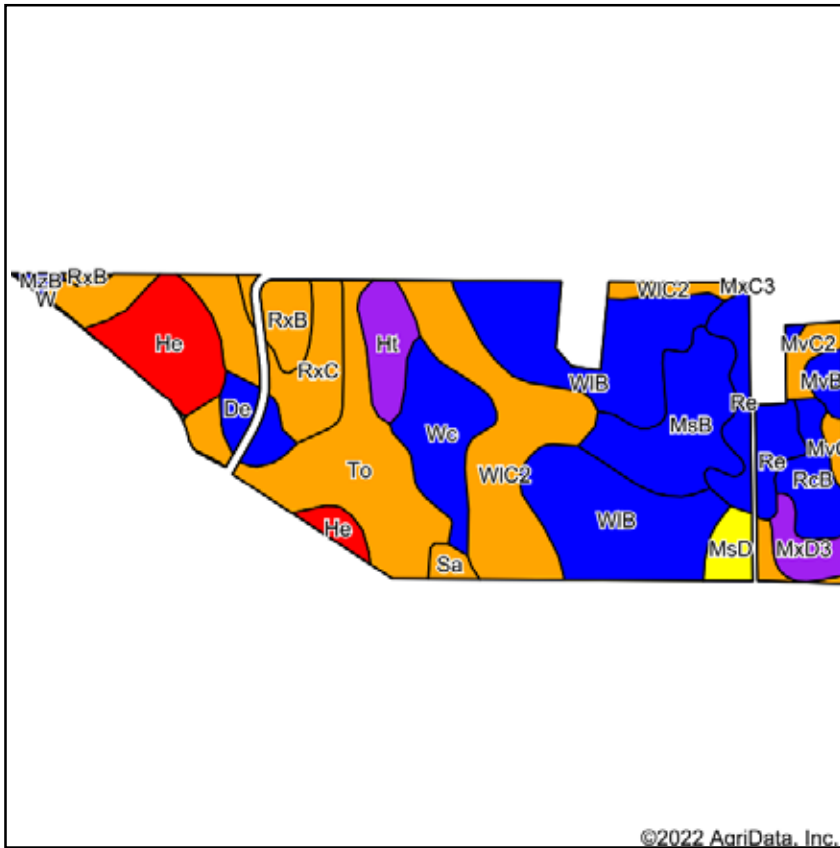
Tracts 1-4 Continued

BmB2	Blount loam, interlobate moraines, 1 to 4 percent slopes, eroded	4.28	1.9%		Ile			137	17	5			9	50	54
MvE2	Morley loam, 20 to 30 percent slopes, eroded	4.22	1.9%		Vle			85		3			6	30	43
MbB	Martinsville loam, 1 to 6 percent slopes	3.65	1.7%		Ile			131	19	5			9	46	66
KaB	Kalamazoo sandy loam, 2 to 6 percent slopes	3.31	1.5%		Ile			117	16	4			8	41	59
RcC	Rawson sandy loam, 6 to 12 percent slopes	3.29	1.5%		Ille			130	20	4			9	46	59
BvC	Boyer loamy sand, 6 to 12 percent slopes	2.66	1.2%		Ille	Ille	4	82	13	3		58	6	29	45
Co	Coesse silty clay loam	2.42	1.1%		Ilw			150	22	5			10	44	60
BvD	Boyer loamy sand, 12 to 18 percent slopes	2.33	1.1%		IVe		3	71	11	2		55	5	25	33
HeG	Hennepin loam, 25 to 50 percent slopes	2.21	1.0%		Vlle			85		3			6	30	43
BmA	Blount loam, interlobate moraines, 0 to 2 percent slopes	2.09	1.0%		Ilw			142	17	5			9	52	56
Wa	Walkill silty clay loam	2.03	0.9%		Illw			165	23	5			11	49	66
Mz	Muskego muck, clay loam substratum, drained	2.01	0.9%		IVw			135	20	5			9	35	54
RcA	Rawson sandy loam, 0 to 2 percent slopes	2.00	0.9%		Ils			126	18	5			8	44	57
So	Sloan loam, sandy substratum, frequently flooded	1.92	0.9%		Illw			150	22					40	
Hs	Houghton muck, disintegration moraine, 0 to 2 percent slopes	1.84	0.8%		Vw										
Wt	Whitaker loam	1.44	0.7%		Ilw			154		5			10	50	69
BwC	Boyer sandy loam, 6 to 12 percent slopes	1.14	0.5%		Ille	Ille	3	90	15	3		60	6	30	47
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	0.82	0.4%		Vle			92	15	3	7			32	42
Weighted Average					2.84	0.05	0.1	127	8.8	4.2	2.6	1.6	6	39.9	53.4

Soils data provided by USDA and NRCS.

SURETY SOILS MAP

Tracts 5-9



State: **Indiana**
 County: **Kosciusko**
 Location: **1-32N-7E**
 Township: **Washington**
 Acres: **78.96**
 Date: **5/17/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IN085, Soil Area Version: 24
 Area Symbol: IN183, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
WIB	Wawasee fine sandy loam, 2 to 6 percent slopes	16.55	21.0%		Ile	145		5		9	51	58
WIC2	Wawasee fine sandy loam, 6 to 12 percent slopes, eroded	10.15	12.9%		IIle	130		4		9	46	52
To	Toledo silty clay	9.59	12.1%		IIIw	150	21	5		10	42	60
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	6.61	8.4%		IIIle	103	16	3		7	36	52
MsB	Miami-Owosso-Metea complex, 2 to 8 percent slopes	6.20	7.9%		Ile	135	19	5		9	47	64
He	Histosols and Aquolls	5.60	7.1%		VIII							
Wc	Washtenaw silt loam	4.76	6.0%		IIw	165	22	5		11	49	66
RcB	Rawson sandy loam, 2 to 6 percent slopes	2.48	3.1%		Ile	126	18	5		8	44	57
Ht	Houghton muck, undrained, 0 to 1 percent slopes	2.47	3.1%		Vw							
Re	Rensselaer loam, 0 to 1 percent slopes	2.26	2.9%		IIw	167		6		11	49	68
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	2.09	2.6%		IIIle	113	17	4		7	39	57
Re	Rensselaer loam, 0 to 1 percent slopes	1.73	2.2%		IIw	167		6		11	49	68
De	Del Rey silt loam	1.71	2.2%		IIw	126	17	5		8	41	57
MxD3	Morley clay loam, 12 to 18 percent slopes, severely eroded	1.61	2.0%		VIle	92	15	3	7		32	42

SURETY SOILS MAP

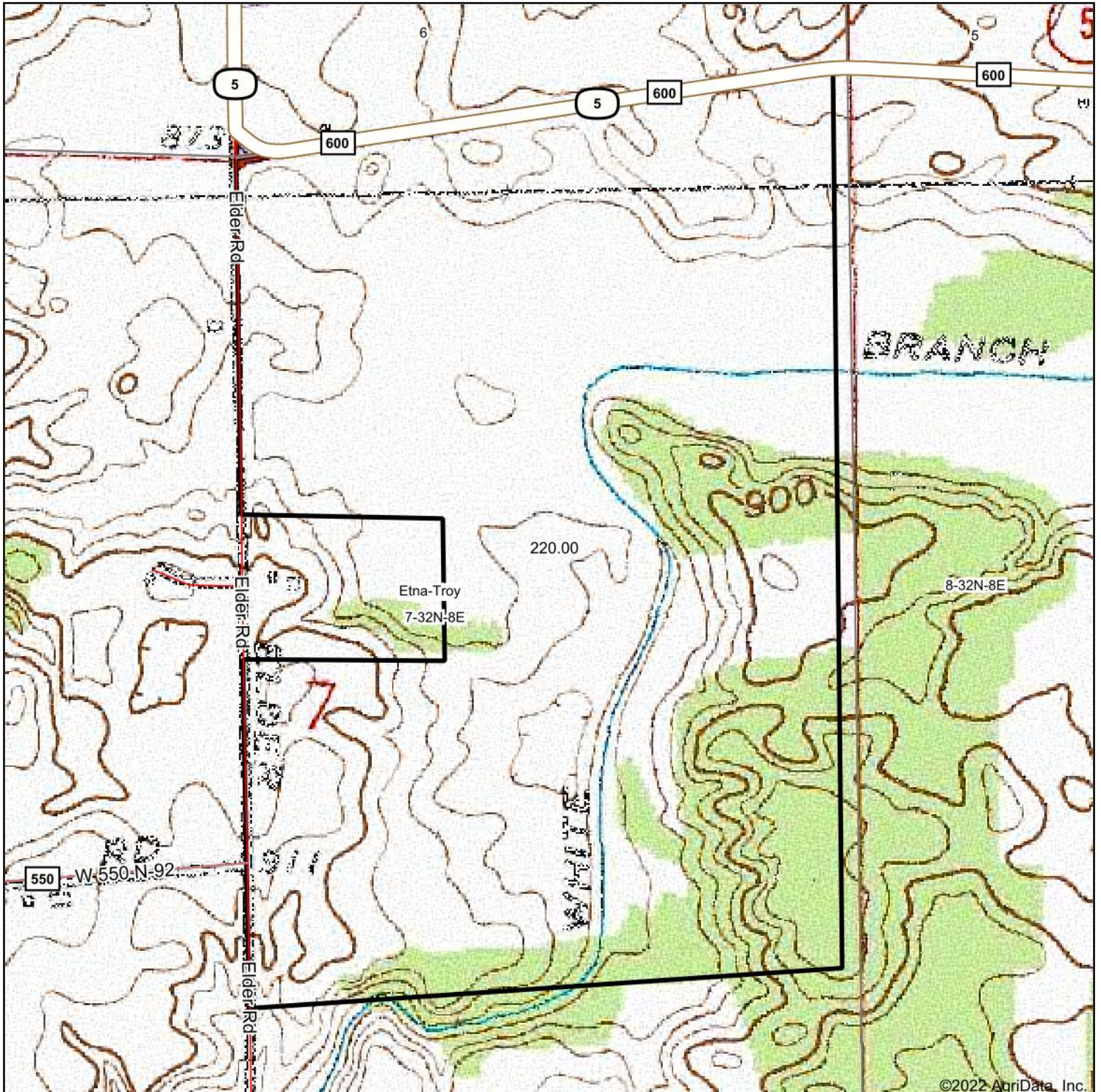
Tracts 5-9 Continued

MvC2	Morley loam, 6 to 12 percent slopes, eroded	1.53	1.9%		Ille	115	18	4		8	40	52
MsD	Miami-Owosso-Metea complex, 10 to 25 percent slopes	1.30	1.6%		Ive	110	13	4		8	38	52
MvB2	Morley loam, 3 to 6 percent slopes, eroded	0.81	1.0%		Ile	119	17	4		8	42	53
Sa	Saranac clay loam, gravelly substratum, occasionally flooded	0.59	0.7%		Illw	140	21	5		9	37	56
RcC	Rawson sandy loam, 6 to 12 percent slopes	0.58	0.7%		Ille	130	20	4		9	46	59
MzB	Morley-Glynwood complex, 1 to 4 percent slopes	0.26	0.3%		Ile	130	17	4		9	46	59
W	Water	0.08	0.1%									
Weighted Average					3.03	122.2	9.5	4.1	0.1	7.9	40.4	51.8

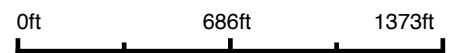
Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

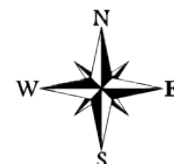
Tracts 1-4



map center: 41° 14' 44.64, -85° 38' 19.7



7-32N-8E
Whitley County
Indiana

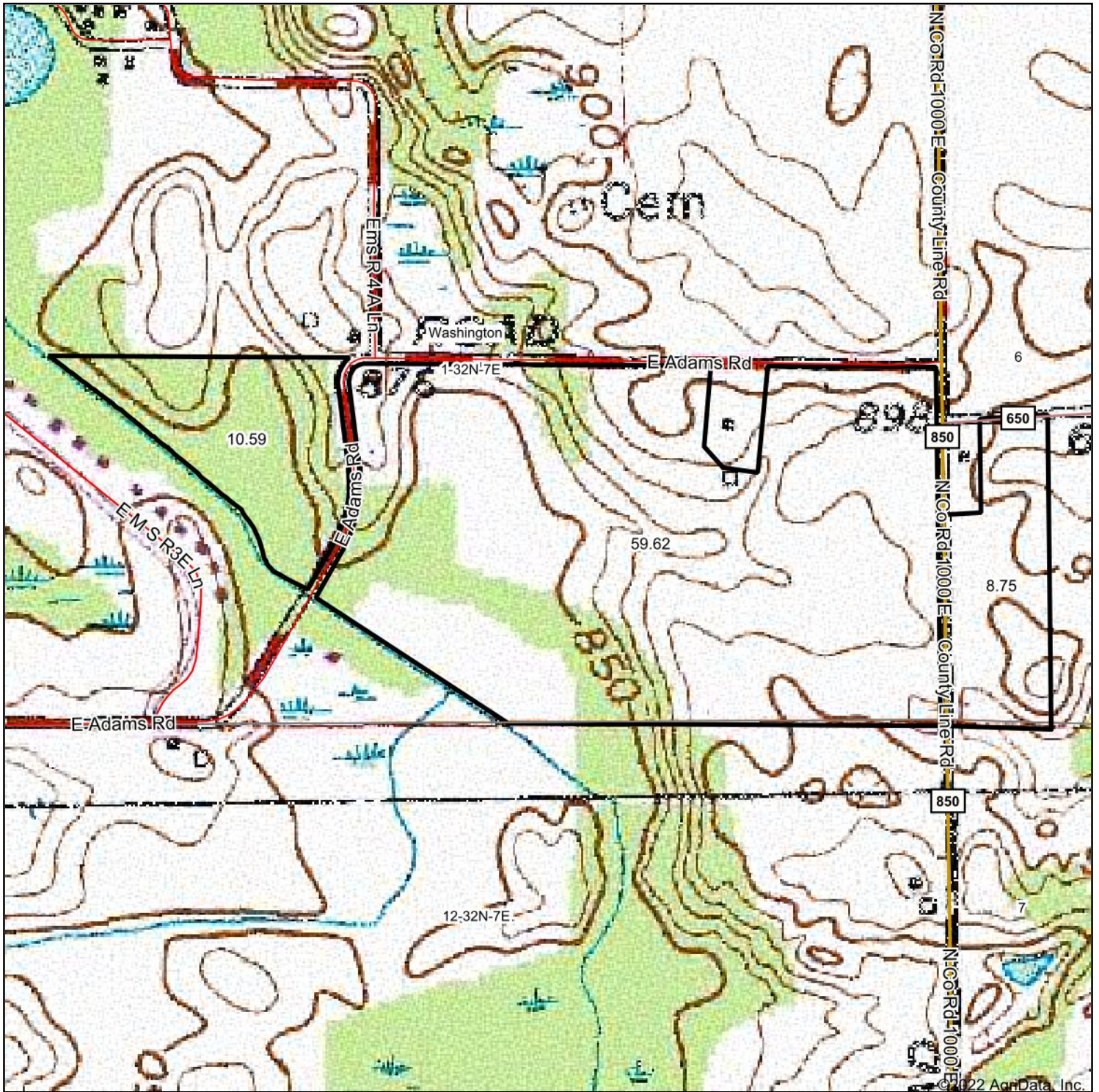


5/17/2022

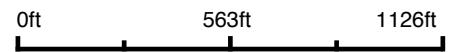


TOPOGRAPHY MAP

Tracts 5-9



map center: 41° 15' 9.21, -85° 39' 23.27



1-32N-7E
Kosciusko County
Indiana



5/17/2022



© AgriData, Inc. 2021 www.AgrIDataInc.com

Tracts 5-9



Ridinger Lake

Tract 9

Tract 8

Tract 7

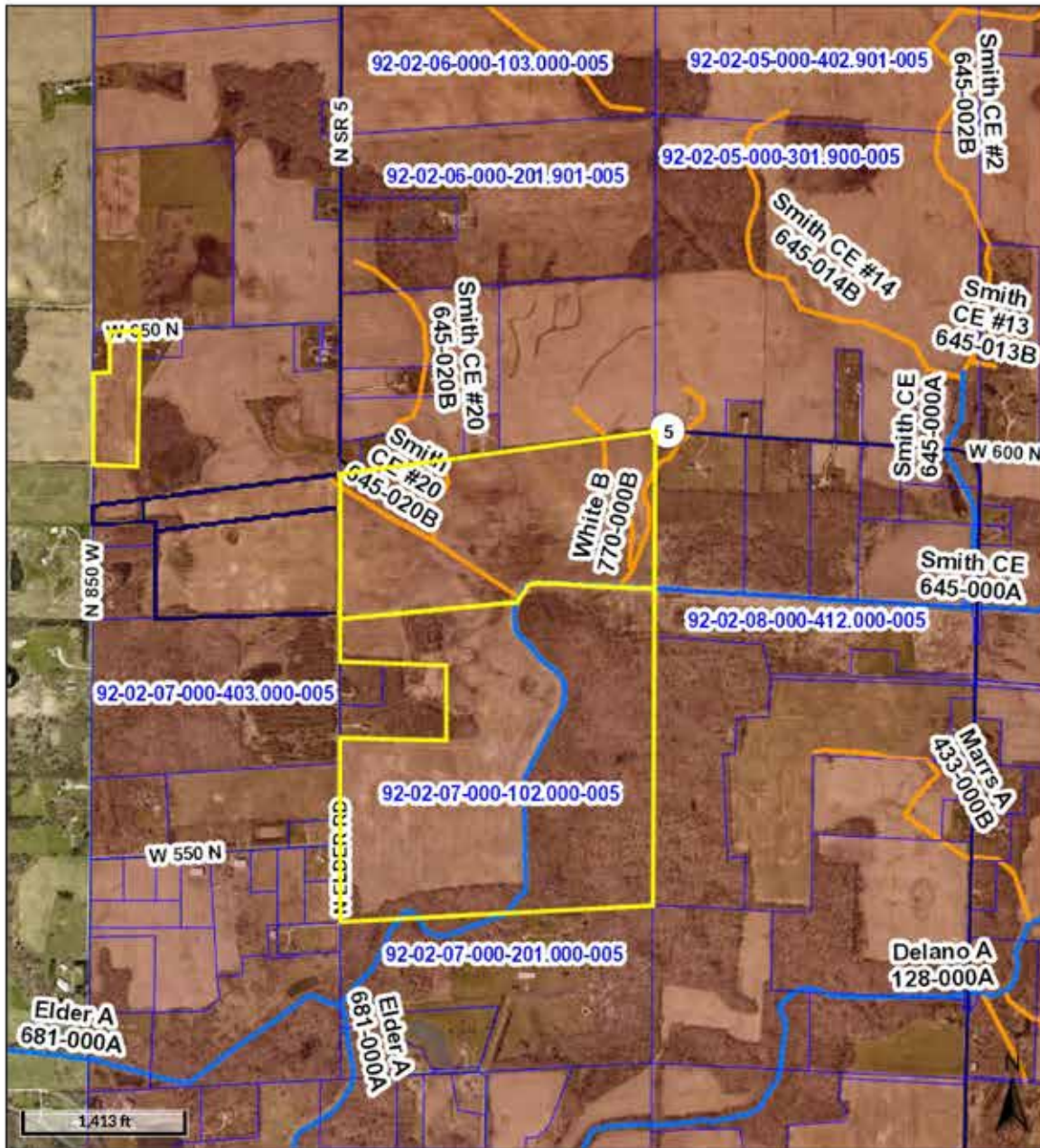
Tract 6

Tract 5

COUNTY TILE & DRAIN MAP

COUNTY TILE & DRAIN MAP








 **Beacon**™ Whitley County, IN



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes
-  Open Drains
-  Tile Drains

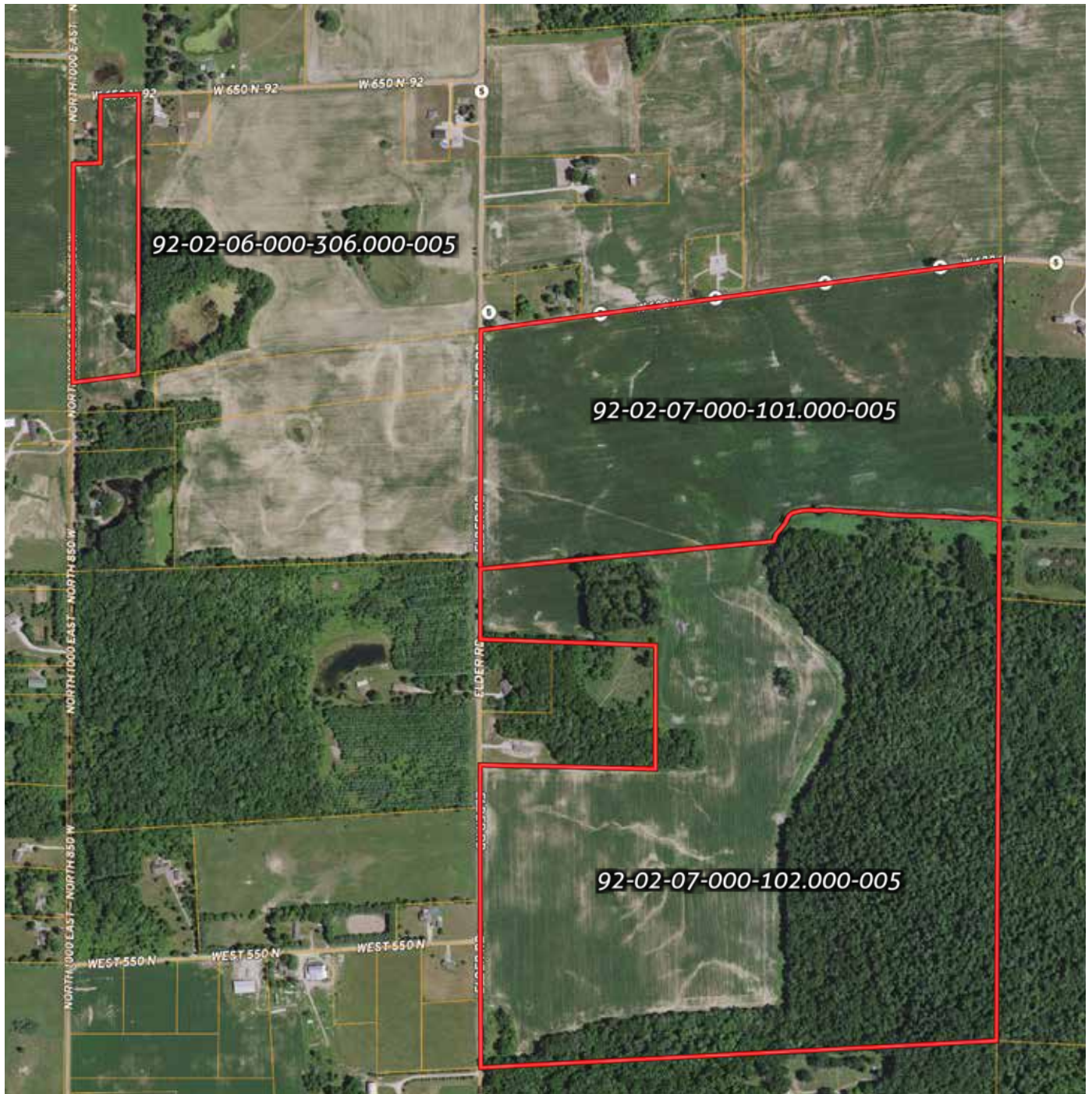
Date created: 5/25/2022
Last Data Uploaded: 5/25/2022 1:34:47 AM

Developed by  **Schneider**
GEOSPATIAL

PARCEL ID AERIAL & TAX INFO

PARCEL ID AERIAL

Tracts 1-4



TAX INFO

Tracts 1-4

Parcel #	Taxes 2021	Taxes 2020	2021 Assessments	2020 Assessments
92-02-07-000-101.000-005	\$1,234.60	\$1,258.20	\$10.08	\$250.12
92-02-07-000-102.000-005	\$1,433.20	\$1,459.02	\$19.44	\$163.44

Tract 5

Parcel #	2021 Taxes	2020 Taxes	2021 Assessments	2020 Assessments
92-02-06-000-306.000-005	\$118.46	\$121.72	\$5.00	\$60.00

Tracts 6-9

Parcel #	2021 Taxes	2020 Taxes	2021 Assessments	2020 Assessments
43-12-01-300-348.000-029	\$683.45	\$696.36	\$9.93	\$9.93

FSA MAPS

FSA MAPS

Tracts 1-4

USDA Farm 6674 Tract 12524

Map prepared on: 4/9/2020

Administered by: Whitley County, Indiana

271.7 Tract acres
189.1 Cropland acres
0 CRP acres

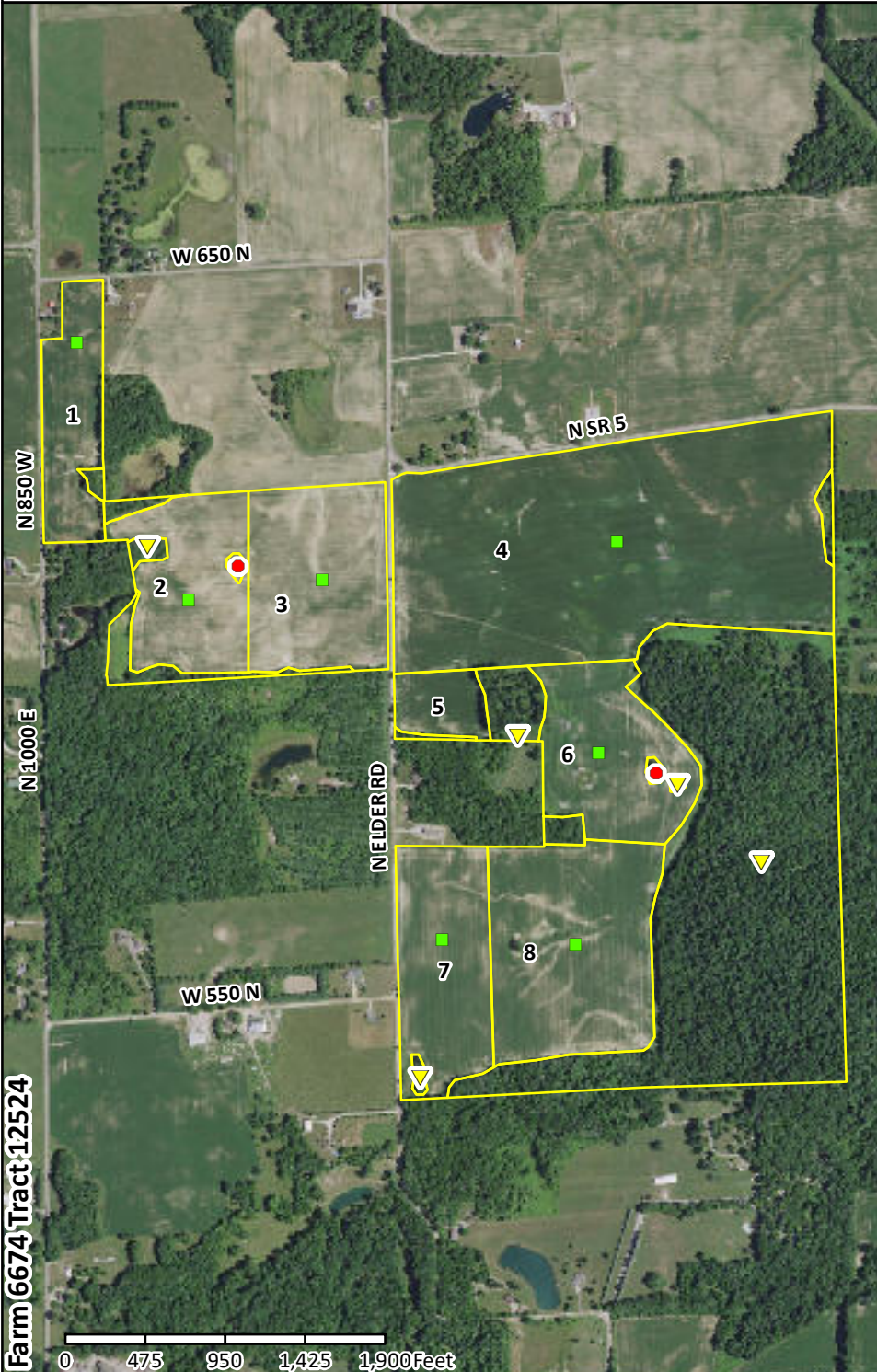
CRP **TRS: 32N8E7**
CLU **Whitley Co., IN**



Wetland Determination Identifiers:

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Source: Primarily USDA NAIP 2018 imagery; IDHS or Dynamap roads; FSA data 2020-04-09 07:17:02



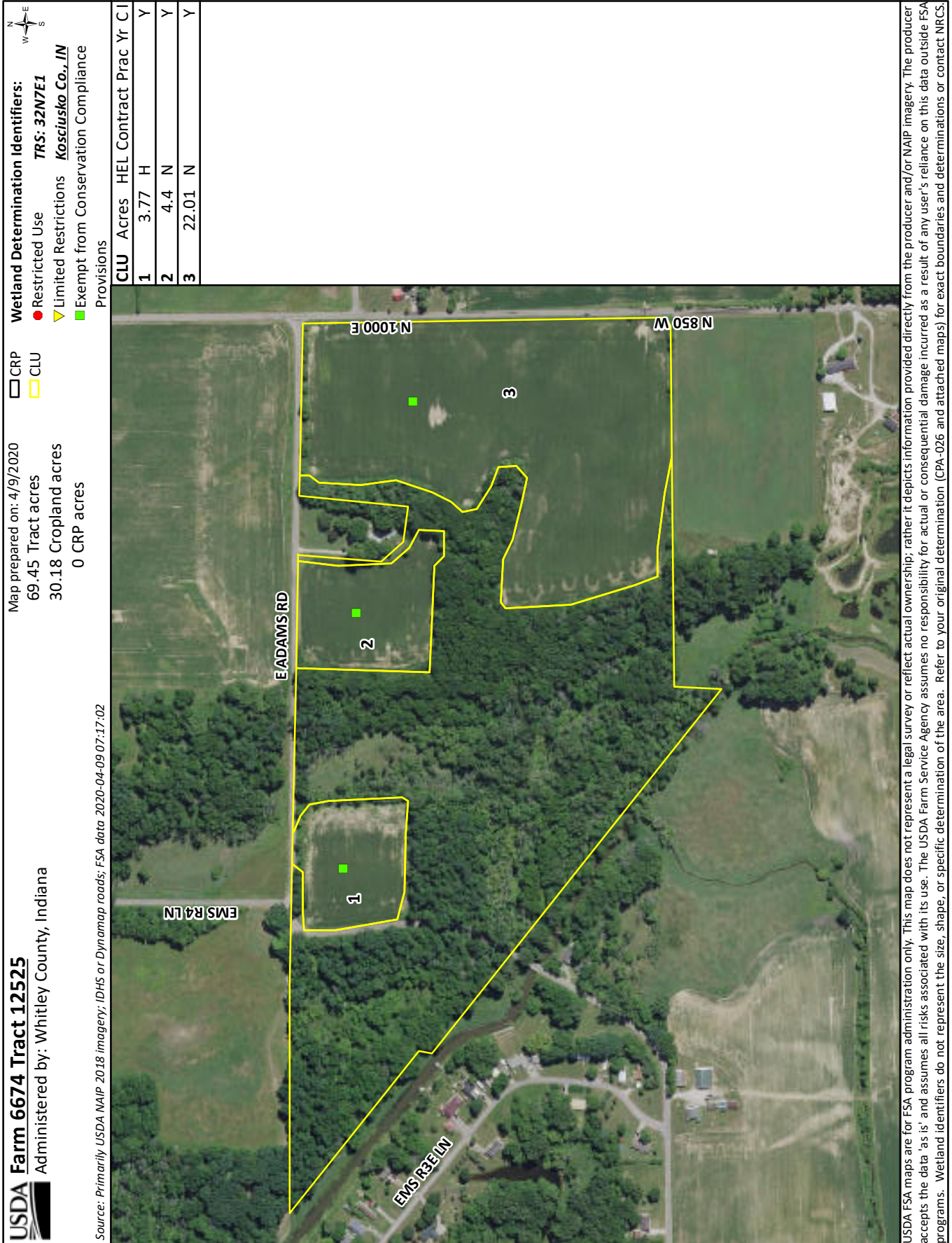
CLU	Acres	HEL	Contract	Prac	Yr	C	I
1	11.58	H					Y
2	15.71	H					Y
3	20.63	H					Y
4	72.8	N					Y
5	4.69	N					Y
6	17.7	N					Y
7	17.8	N					Y
8	28.19	N					Y

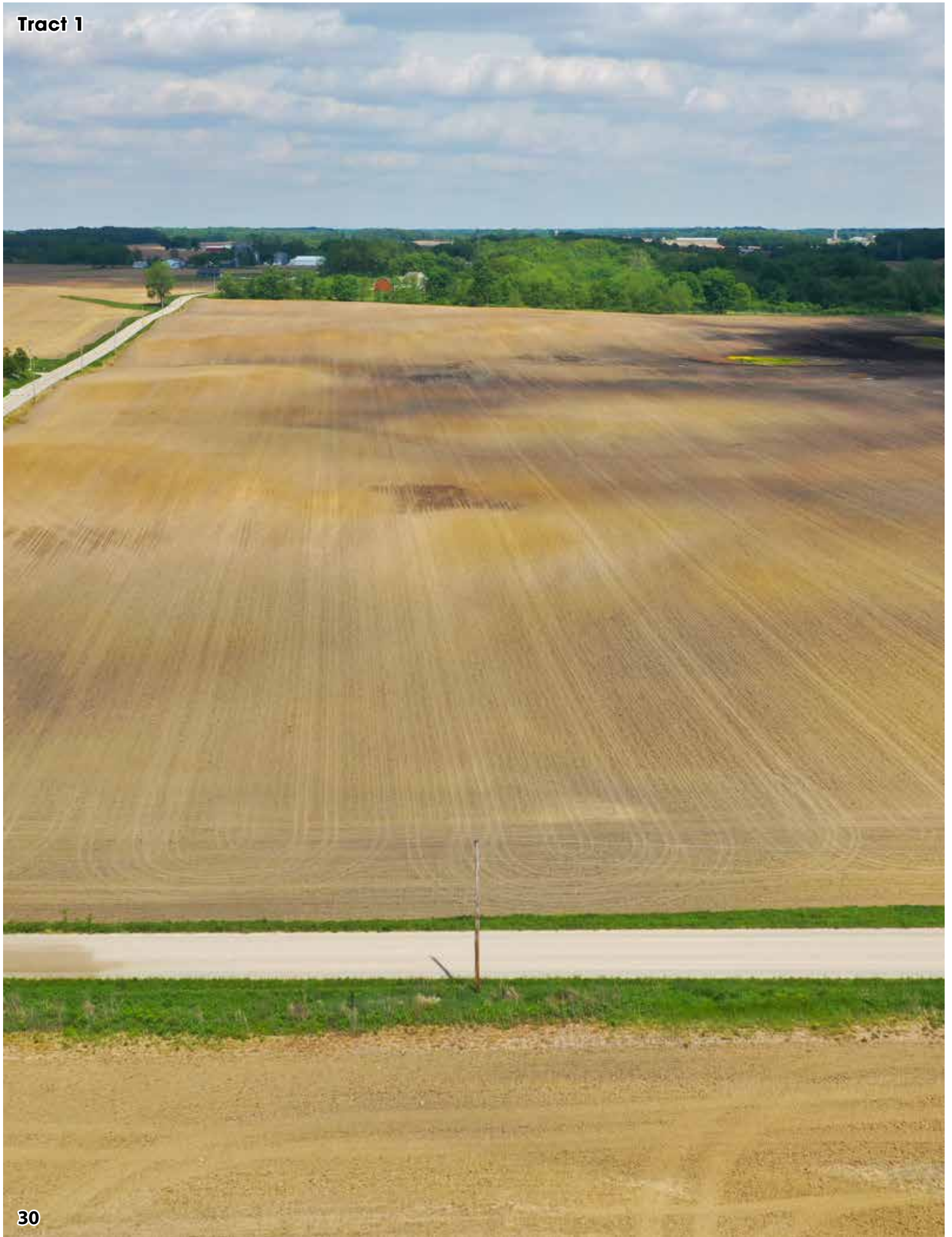
Farm 6674 Tract 12524

USDA FSA maps are for FSA program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts information provided directly from the producer and/or NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS

FSA MAPS

Tracts 5-9





PHOTOS

PHOTOS

Tracts 5 & 6



Tract 7



PHOTOS

Tract 8 - Open Land



Tract 5



PHOTOS

Tract 1 - Road Frontage



Tracts 8 & 9 - Road Frontage



PHOTOS

Tract 9 - Grassy Creek Frontage



Tract 9



PHOTOS

Tract 8



Tract 8 - Grassy Creek Frontage



PHOTOS

Tracts 5 & 6 - Road Frontage 850 N



Representative of Tracts 3 & 4



Representative of Tracts 3 & 4

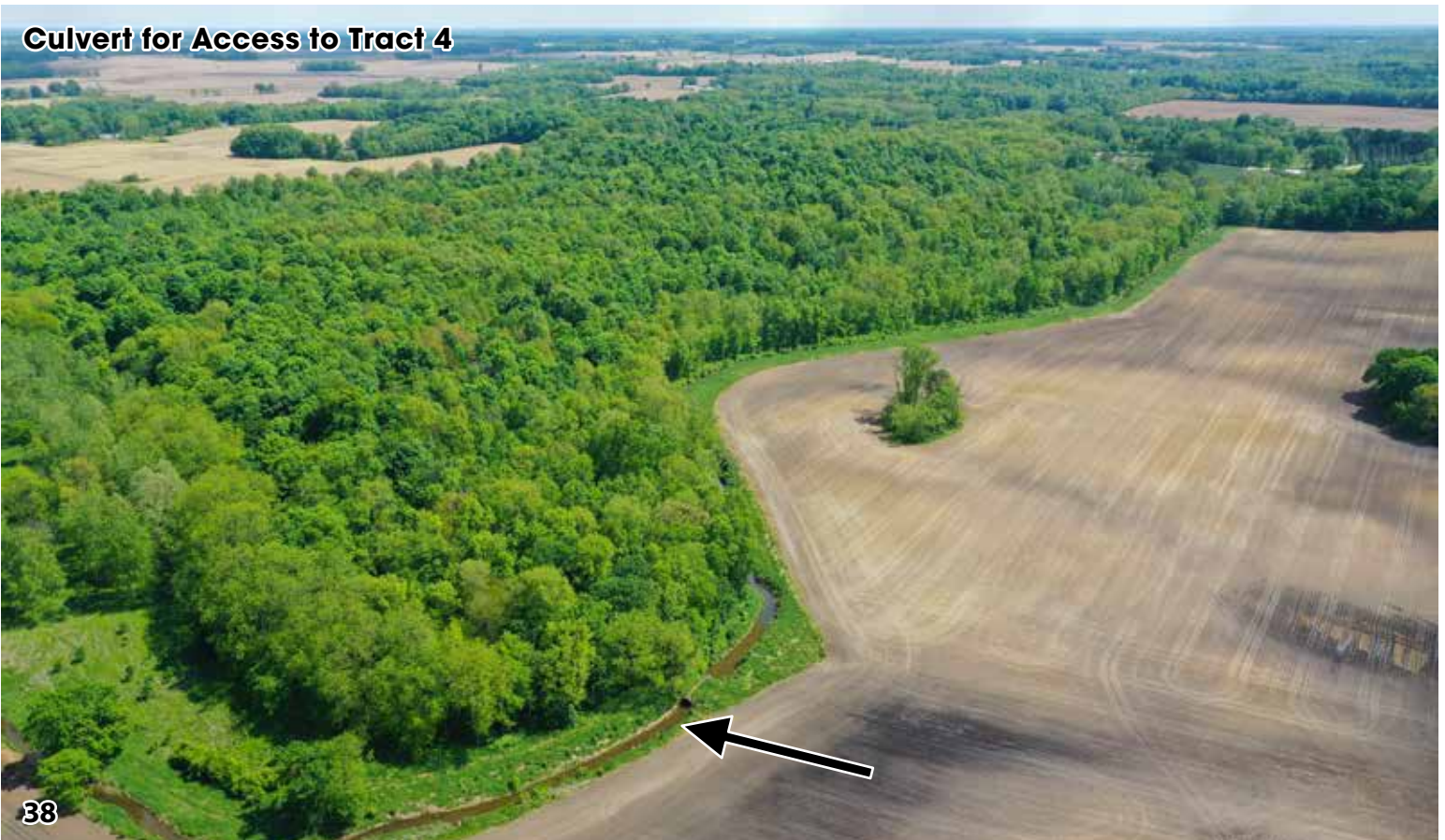


PHOTOS

Tracts 1-4



Culvert for Access to Tract 4



PHOTOS

Tracts 2 & 3



Tracts 1-4



Tract 2



SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

