

WHITLEY COUNTY, INDIANA



# Important LAND AUCTION

## 141.5± Acres

Offered in 6 Tracts Ranging from 2± to 60± Acres



THURSDAY, DECEMBER 8 • 6PM

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- 118.2± FSA Tillable Acres
- Beautiful Potential Building Sites
- Wooded Land for Recreational Opportunities
- 1,036 sq. ft. Home



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WHITLEY COUNTY INDIANA



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

P.O. Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

#AC63001504, #AU01050022  
AU#12100009, RC22-546



Auction Managers: Arden Schrader • 260.229.2442  
Luke Schrader • 260.229.7089

DECEMBER						
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	

Online Bidding Available  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.

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held at Troy Presbyterian Church, Columbia City, IN • Online Bidding Available



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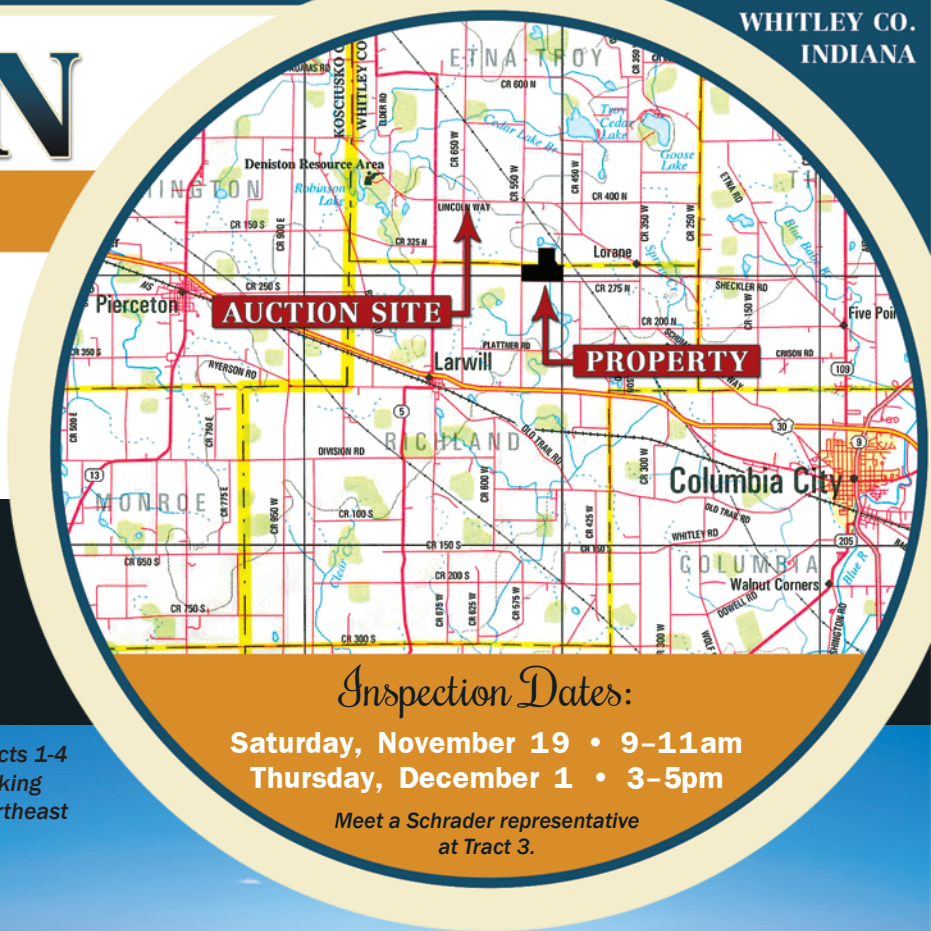
# 141.5± Acres

Offered in 6 Tracts Ranging from 2± to 60± Acres

**Directions to Property:** From the intersection of US 30 and SR 5 in Larwill: Take SR 5 north for 2 miles. Turn right onto W 300 N and continue for a mile and a half. The property is on N 550 W and W 275 N.



**Auction Location:** The Troy Presbyterian Church, 6465 W Lincolnway, Columbia City, IN



Inspection Dates:

Saturday, November 19 • 9-11am  
Thursday, December 1 • 3-5pm

Meet a Schrader representative at Tract 3.

Glennwood Farms III, LLC presents the marketplace with a beautiful property to bid their price on tillable land, wooded land, and a 1,036 sq. ft. home. The vacant land is comprised primarily of Miami sandy loam soils and when purchased in combinations can create large contiguous fields. Several of the tracts contain a gentle rolling topography creating for beautiful potential building sites. Additionally, the ditch running through Tracts 5 & 6 offers a solid drainage outlet. Come investigate the opportunities for yourself!



Tracts 5-6 looking South

**TRACT 1:** 20± acres of nearly 100% tillable farmland. Great access with frontage along N 550 W and W 275 N.  
**TRACT 2:** 18± acres of nearly 100% tillable farmland. Access of W 275 N. Consider combing with tract 1 or 4 for additional tillable acres.  
**TRACT 3:** 2± acres containing a 1,036 sq. ft. home that is 2 bed and 1 bath. A gorgeous setting with beautiful sunset and sunrise views!  
**TRACT 4:** 60± acres of nearly 100% tillable farmland that would be a solid field to add to an operation.

*Consider combining Tract 1, 2, and 4 for approximately 98± acres of tillable farmland.*

**TRACT 5:** 24± acres primarily comprised of woods with access off W 275 N. Tremendous recreational opportunities can be found on this tract as well as attractive potential building sites along the rolling topography.

**TRACT 6:** 17.5± acres of majority tillable farmland. This property also offers ditch access, a small portion of woods, and some highland that could create for a scenic homesite.

**SELLER:** Glennwood Farms III, LLC



Tracts 1-4 looking Northeast



Tracts 4-6



Tracts 3



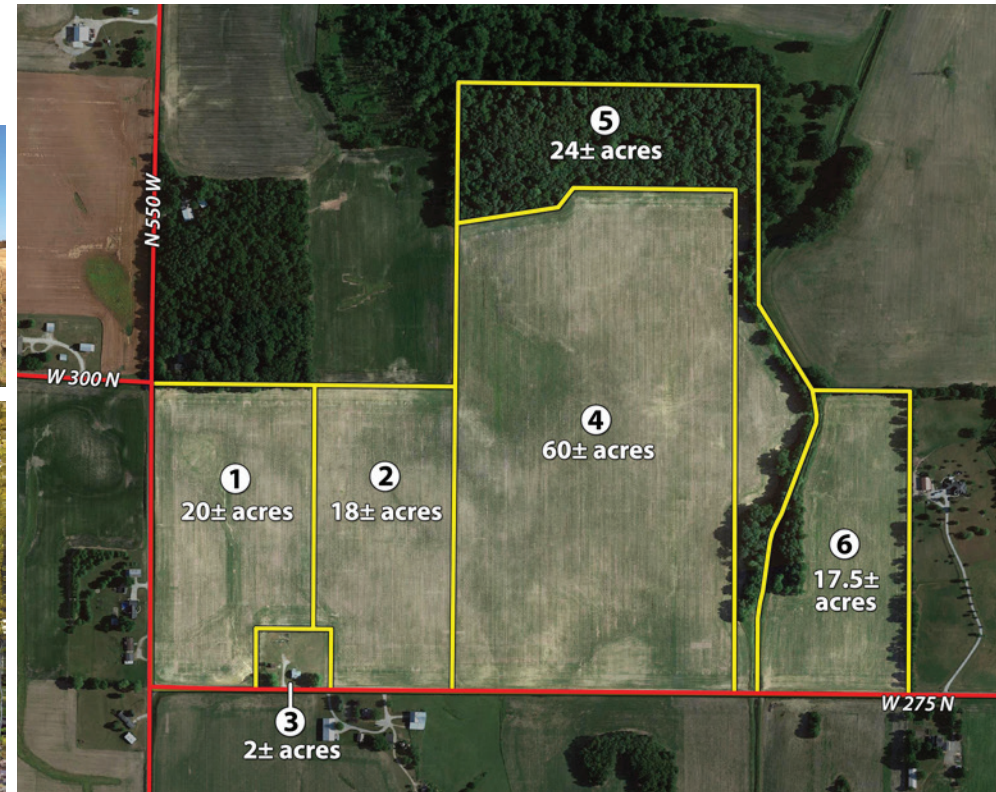
Tracts 5-6 Ditch



Tracts 4-5



Tracts 5



## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 6 tracts, combinations, or as a whole 141.5± 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, 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.

**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.

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

**POSSESSION:** Possession shall be at closing.

**REAL ESTATE TAXES:** Seller shall pay 2022 real estate taxes due and payable in 2023. Buyer shall assume any taxes thereafter.

**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 has 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.

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

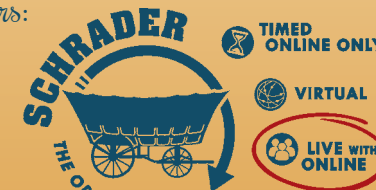
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, 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.

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

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