



CORPORATE HEADQUARTERS
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FEBRUARY 2023

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5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

Offered in 3 Tracts

Important DeKalb County, IN **LAND AUCTION**

58± Acres

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- 55.5 FSA Tillable Acres
- Beautiful Potential Homestead and Development Site
- Great Hay and Pasture Opportunities • 2023 Farming Rights
- Tracts ranging from 12± acres to 27.5± acres in size

THURSDAY, FEBRUARY 9TH • 6PM EST

Auction held at the Fairfield Community Building, Corunna, IN

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INSPECTION DATES:
 Tuesday, January 24th • 4-6pm
 Thursday, February 2nd • 4-6pm
 Meet a Rep at Tracts 1-3

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 58± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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.
PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tract 1 in this property for perimeter drain tile outlets, if perimeter drain tile outlets beyond each individual tract are required by the DeKalb County Health Department.
CLOSING: The targeted closing date will be 30 days after the auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Seller will be responsible for 2022 taxes payable in 2023, buyer will take responsibility after.
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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions 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. 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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GENERAL PROPERTY DESCRIPTION:
 Mini farm potential! Unique property with opportunities in farmland, hunting and potential build sites. Great hay and grazing opportunities as well. Must see it so you can decide.

TRACT DESCRIPTIONS:

TRACT 1: 12± ACRES, tillable and possible build site with road frontage on County Road 9A. Very scenic. This tract can be combined to Tracts 2 and 3.

TRACT 2: 18.5± ACRES, tillable, rolling, and potential build site with road frontage on County Road 9A. Great hay or pasture for livestock. Scenic views. Consider combining with Tracts 1 and 3 for larger property.

TRACT 3: 27.5± ACRES, 120' road frontage that narrows down to 60' to access the property from County Road 9A. This tract is tillable and has great hunting potential. This tract should be considered combining with Tract 1 & Tract 2.



AUCTION LOCATION: Fairfield Community Building, 1351 CR 12, Corunna IN, 46730.

From I-69 take exit 334 and head west on US 6 for 5 miles. Take SR 327 north for about 3 miles until you come to County Road 12 and head east. Go east for about a mile and the location will be on your left.

PROPERTY LOCATION & DIRECTIONS: 1033 CR 9A, Corunna IN, 46730.

From I-69 take exit 334 and head west on US 6 for 5 miles. Take SR 327 north for about 3 miles until you come to County Road 12 and head east. Go east for approximately 1 mile until you come to County Road 13 and turn north. Take County Road 13 north ½ mile and turn west onto County Road 9A and the property will be ahead of you on the west side of the road.



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.



SELLER: Prentice Farms Inc. | AUCTION MANAGERS: Daniel Days, 260-233-1401 & Dean Rummel, 260-343-8511

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