

AUCTION TERMS & CONDITIONS:

The property will be offered in 4 individual tracts; any combination of tracts and as a total 154.5± acres. 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 in advance. All final bids are subject to closing. **ACCEPTANCE OF BID PRICES:** All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction. **DEED:** Seller shall provide a Trustee's Deed sufficient to convey the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site. **EVIDENCE OF TITLE:** Seller shall provide a preliminary title in-sureance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated an Owner's Title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction or as soon thereafter upon completion of surveys, responsibility of the Buyer. All allocations of the annual contribution by the FSA office in connection therewith. Any penalty, repayment and/or owner-ineligibility after closing shall be the responsibility of the Buyer. All allocations of the annual contribution 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, 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 discretion of the Auctioneer. The Seller reserves the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. **STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. If Seller desires a survey, a combined purchase will receive a preliminary survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres. **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 stated 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. **EASEMENTS:** Subject to any and all existing easements.

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, 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 discretion of the Auctioneer. The Seller reserves the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. **STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

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

AUCTION MANAGERS:

Matt Wiseman,

219-689-4373

Jim Hayworth,

765-427-1913

AC63001504, AU11100128, AU08700434

Follow us on:



800-451-2709

Schraderauction.com



- Productive Farmland
- Highly Tillable Tracts
- Woods Providing Hunting & Recreational Opportunities
- State Road 16 Highway Frontage
- Investigate Home Site Potential
- 2023 Crop Rights Available

Land Auction

Offered in 4 Tracts or any Combination • Ranging from 28.5± to 49± Acres

Jasper County, IN
5± Miles Southwest of Kennesaw
8± Miles East of Brook

154.5± Acres



MARCH 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
		7	8	9	10	11
	6	7	8	9	10	11
5						
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



Tuesday, March 21st • 5pm Central

Auction held at
Knights of Columbus – Kennesaw, IN

Jasper County, IN
 5± Miles Southwest of Rensselaer
 8± Miles East of Brook

Land Auction

154.5± Acres

Tuesday, March 21st • 5pm Central

Inspection Dates: Meet a Schrader Representative at Tracts 3 & 4 on the road off SR 16.
 Wednesday, March 1 • 2:00 - 4:00pm CT | Wednesday, March 8 • 2:00 - 4:00pm CT

- Offered in 4 Tracts or any Combination
- Ranging from 28.5± to 49± Acres

AUCTION LOCATION: Knights of Columbus, 325 E. Vine St., Rensselaer, IN 47978. From downtown Rensselaer at the Jasper County Courthouse head northeast for 2 blocks on US 231 (Washington St.). Turn left on US 231 (N. McKinley Ave.) and go approximately .3 mile to E. Vine St. (E. Vine St. is the first street south of the railroad tracks). Turn east on E. Vine St. and go 1 block to auction site.

PROPERTY LOCATION: From 3 ¾ miles south of Rensselaer on US 231 at the intersection of US 231 and SR 16, go west on SR 16 for 2 miles to Tract 1 on the south side of SR 16. Tract 2 is south of Tract 1 on Jordan Road (CR 780 W) and Tracts 3 and 4 are a short distance west of Tract 1 on the north side of SR 16.

TRACT INFORMATION:

TRACT 1: 39± ACRES. Productive soils and mostly all tillable. This tract has road frontage along State Road 16 and Jordan Road (CR 780 W) is east of the property.

TRACT 2: 38± ACRES. Productive soils and nearly all tillable. This tract has 3 acres in CRP that expires 9-30-26. Frontage on CR 1050 S and Jordan Road (CR 780 W) is east of the property.

TRACT 3: 28.5± ACRES. Productive soils, nearly all tillable and frontage along SR 16.

TRACT 4: 49± ACRES. Productive soils with 29.28 tillable acres per FSA. Consider the hunting and recreational opportunities that the wooded area in the northwest part of the tract offers. Beautiful Carpenter Creek also winds through this area. Also investigate this tract for a potential home site. This tract has frontage on SR 16. *NOTE: Tracts 3 and 4 will be sold subject to any existing rights with respect to the use of the roadway along their common boundary (which is not currently maintained by the Jasper County Highway Department per a representative of the Highway Department). If not sold together, Tracts 3 and 4 will be subject to and have the benefit of a new ingress/egress and utility easement to be created within a 50 foot wide corridor (25 feet on either side of the approximate centerline of the roadway).*

Immediate Pre-Closing Possession Available on Cropland with Additional 10% Down Payment. Corn stalks fall vertical tilled - Contact Auction Managers regarding fall chemicals applied.

REAL ESTATE TAXES: 2021 payable 2022:

- Tracts 1 & 2 (1 Tax ID #) \$908.02
 Drainage Assessments: \$138.02
- Tracts 3 & 4 (1 Tax ID #) \$692.58
 Drainage Assessments: \$133.72

FSA INFORMATION:

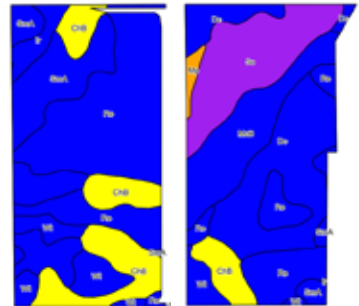
- Cropland - 136.63 acres (Includes 3 acres in CRP)
- Corn Base 67.7 ac., PLC Yield 167
- Soybeans Base 65.93 ac., PLC Yield 43
- CRP - 3.0 acres (Annual pymt. \$174.11/acre - Total \$522/year) Expires 9-30-26

OWNER: Lake County Trust Co. Trust #2925

AUCTION MANAGERS:

Jim Hayworth, 888-808-8680 (Office) • 765-427-1913 (Cell)
Matt Wiseman, 866-419-7223 (Office) • 219-689-4373 (Cell)

Contact Auction Managers for additional FSA Information



TRACTS 1 & 2



TRACTS 1 & 2



TRACTS 3 & 4



TRACT 4



Code	Soils	Acres	% of Field	Corn
TRACTS 1 & 2				
Re	Rensselaer loam, 0-1% slopes	36.57	47.2	167
SmA	Simonin loamy sand 0-2% slopes	15.64	20.2	131
ChB	Chelsea sand, 2-6% slopes	15.08	19.5	81
Wt	Whitaker fine sandy loam	7.44	9.6	141
Ir	Iroquois fine sandy loam	2.79	3.6	170
TRACTS 3 & 4				
Dc	Darroch loam	24.73	31.8	160
So	Sloan silt loam, frequently flooded, undrained	17.62	22.7	-
McB	Martinsville fine sandy loam, 2-6% slopes	14.20	18.3	131
Re	Rensselaer loam, 0-1% slopes	11.19	14.4	167
ChB	Chelsea sand, 2-6% slopes	4.02	5.2	81
Wt	Whitaker fine sandy loam	2.66	3.4	141
SmA	Simonin loamy sand 0-2% slopes	2.17	2.8	131
Mp	Montgomery silty clay loam	1.07	1.4	160

Visit Website for Full Soil Information



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.

800-451-2709 • www.SchraderAuction.com