

Important Dekalb County
LAND AUCTION

80± Acres
 Offered in 6 Tracts

ONLINE BIDDING AVAILABLE

- 53 FSA Tillable Acres
- Beautiful Potential Homestead & Development Sites
- Hunting Possibilities
- Tracts Ranging from 3.5± to 35± Acres

Thursday, March 23 at 6pm est
 Held at 541 West Main St, Butler, IN

800.451.2709
 www.SchraderAuction.com



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AUCTION MANAGERS:
 Dean Rummel • 260.343.8511 #AU08801377
 & Daniel Days • 260.2331401 #RB22000867
 Schrader Real Estate and Auction
 Company, Inc. #AC63001504

Follow us on: Get our iOS App:



Corporate Headquarters:
 950 N Liberty Drive
 Columbia City, IN 46725
 800.451.2709
 www.SchraderAuction.com



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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.

This 80± acre farm is in an ideal location being very close to Butler. The property is being offered in 6 tracts, with options to be sold in combination, or as a whole. It has a wide range of opportunities for site development & builders, as well as excellent farming & hunting.



INSPECTION DATES: Tue, March 7 from 4-6pm & Thur, March 16 from 4-6pm. Meet a Schrader Representative at Tract 1 or Tract 3.

TRACT 1 - 35± ACRES: Frontage on CR 34, mostly flat & tillable farmland. Zoning agriculture, has old barn structure.

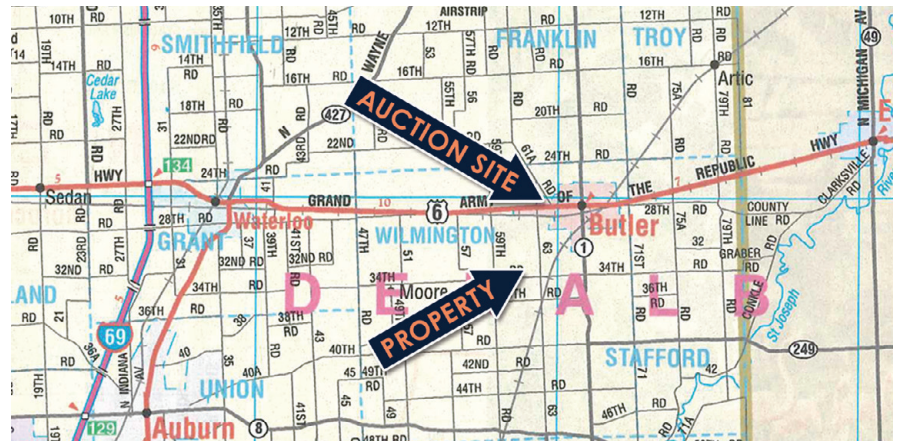
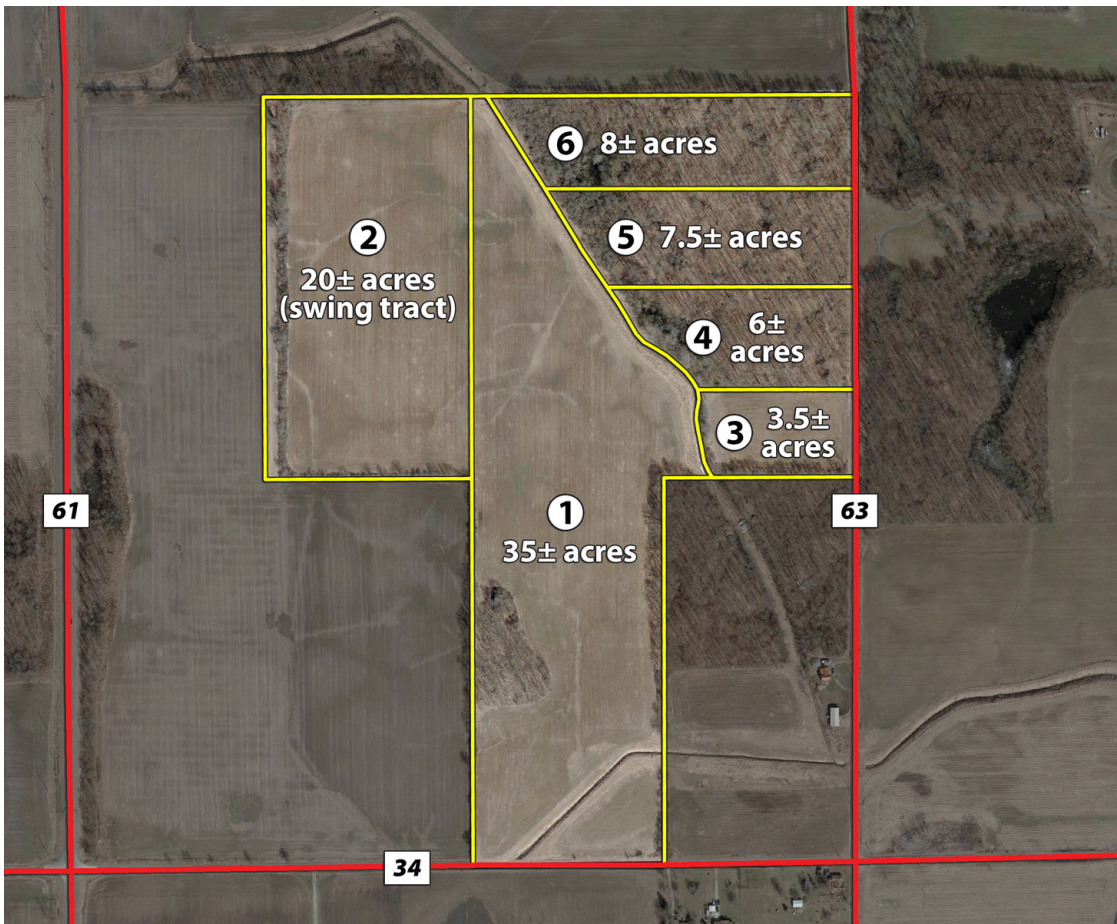
TRACT 2 - 20± ACRES (SWING TRACT): Mostly flat & tillable farmland. Zoning industrial. This Tract can only be purchased by an adjoining property owner or buyer of Tract 1.

TRACT 3 - 3.5± ACRES: Road frontage on CR 63, tillable farmland, with possibility for a build site. Zoning agriculture.

TRACT 4 - 6± ACRES: Road frontage on CR 63, flat woods & has been timbered. Hunting & possible build site. Zoning agriculture

TRACT 5 - 7.5± ACRES: Road frontage on CR 63, flat wooded property & has been timbered, good hunting & possible build site opportunities. Could be considered combining with tracts 4 & 6, zoning agriculture.

TRACT 6 - 8± ACRES: Frontage on CR 63, wooded & has been timbered. Hunting & possible build site, zoning agriculture.



AUCTION LOCATION: International Monster Truck Museum, 541 West Main St, Butler IN 46721

PROPERTY LOCATION: **Tracts 1-2:** From I-69, take exit 334 to SR 6 & head east for 9 miles. Then head south at CR 63. After 1 mile, turn & head west on CR 34. The property will be on the north side of the road. Watch for signs. **Tracts 3-6:** From I-69, take exit 334 to SR 6 & head east for 9 miles. Then head south at CR 63. After 1 mile the property will be on the west side of the road. Watch for signs.

SELLER: Karen Recker, Trustee of the Edie E Recker Trust

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SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts & as a total 80± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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(s)

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is subject to the 2023 farm lease. Buyer is to receive the rent income for the year 2023 as a credit out of the closing.

RENT CREDIT: Buyer(s) shall receive the 2023 rent as a credit out of the closing. If sold separately, the per tract breakdown of rent credit is as follows; Tract 1-30.5 tillable acres X \$150/acre=\$4,575 buyer credit Tract 2-20.3 tillable acres X \$150/acre=\$3,045 buyer credit Tract 3-3 tillable acres X \$150/acre=\$450 buyer credit.

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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ 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 tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

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. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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

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.**