

**SCHRADER**  
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**REAL ESTATE AUCTION** JASPER COUNTY, IN  
 \* 5± miles northeast of Rensselaer

**TUESDAY APRIL 25**  
 ONLINE BIDDING AVAILABLE

**165± acres**  
 OFFERED IN 2 TRACTS



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- Productive Farmland
- Potential Pasture
- Immediate Pre-Closing Access Available On Cropland
- Woods for Excellent Hunting and Recreational Opportunities
- Unique One Room Cabin

**TUESDAY APRIL 25** 5:00pm Central  
 Knights of Columbus Rensselaer, IN

**SCHRADER** THE ORIGINAL MULTI-TRACT AUCTIONS  
 TIMED ONLINE ONLY  
 VIRTUAL  
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 ONLINE BIDDING AVAILABLE



**TUESDAY APRIL 25** at the Knights of Columbus, Rensselaer, IN  
 5:00pm Central • Online Bidding Available

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# REAL ESTATE AUCTION

5± miles northeast of Rensselaer

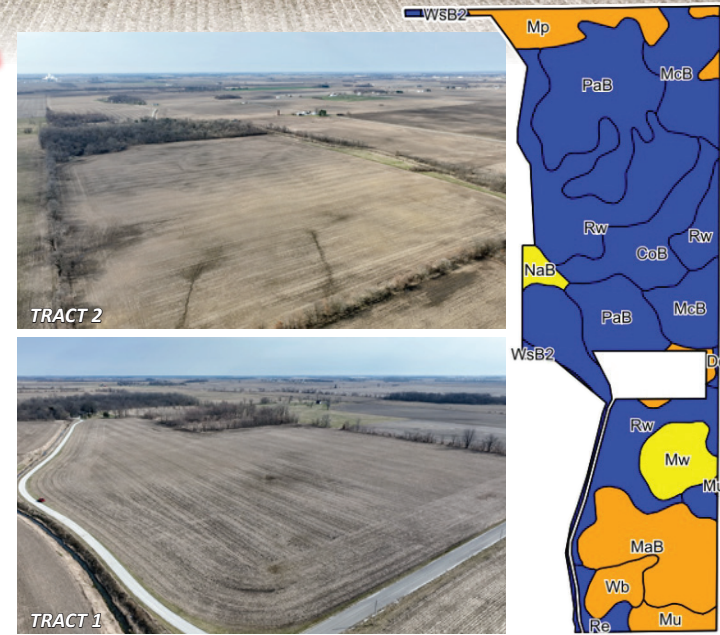
# 165 acres

- OFFERED IN 2 TRACTS
- Productive Farmland
  - Potential Pasture
  - Immediate Pre-Closing Access Available On Cropland
  - Woods for Excellent Hunting and Recreational Opportunities
  - Unique One Room Cabin

**TRACT 1: 49± acres** – Productive farmland with 40.05 cropland acres per FSA. Consider the pasture and hunting/recreational opportunities of the partially wooded area in the northeast corner. This tract has frontage on CR 300 S.

**TRACT 2: 116± acres** – Productive farmland with 67.25 cropland acres per FSA along with woods and a small pond. Don't overlook the walnut trees. Also check out the unique one room cabin in a beautiful, wooded setting for your secluded get away, weekend parties or hunting trips. There is an open front pole building (30' x 50' per Assessor Property Record Card) near the southwest portion of this tract. There is heavy deer activity on this parcel. This tract has an area on the northwest part which has been used for hay. This tract has access from CR 125 W by a 50' wide owned strip.

**2022 Real Estate Taxes Payable 2023**  
 (4 Tax #s): \$1,608.24 • Drainage assessments: \$386.49



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Pasture AUM	Soybeans Bu	Wheat Bu	Winter wheat Bu	
Rw	Rensselaer, till substratum-Wolcott complex	48.35	29.1%		Illw	175	6	12	49		70	
PaB	Parr fine sandy loam, 2 to 6 percent slopes	33.91	20.4%		Ille	145	5	10	47		73	
McB	Martinsville fine sandy loam, 2 to 6 percent slopes	19.33	11.6%		Ille	131	5	8	46		66	
MaB	Marklon-Aubbeaubee complex, 1 to 3 percent slopes	17.98	10.8%		Ille	132	5	9	41		60	
CoB	Corwin loam, moderately permeable, 1 to 3 percent slopes	13.17	7.9%		Ille	145	5	9	48		66	
Mp	Montgomery silty clay loam	9.21	5.5%		Illw	180	5	11	44		64	
Mhw	Muskego muck, drained	7.53	4.5%		IVvw	138	5	9	36		55	
Re	Rensselaer loam, 0 to 1 percent slopes	4.34	2.6%		Ilw	167	6	11	49		68	
Wb	Warners fine sandy loam	4.30	2.6%		Ilhw	100	3	7	18		40	
Mu	Morocco loamy sand, 0 to 2 percent slopes	3.59	2.2%		Ilis	102	3	7	36	38	3	
NaB	Nesius fine sand, 1 to 3 percent slopes	2.05	1.2%		IVs	85	4	6	30		43	
Wsb2	Wawasee loam, 2 to 6 percent slopes, eroded	1.09	0.7%		Ille	127	5	8	45		64	
AyB	Ayr loamy fine sand, 1 to 4 percent slopes	1.06	0.6%		Ille	109	4	7	35		55	
Dc	Darroch loam	0.32	0.2%		Ilw	160	5	11	49		72	
Weighted Average						2.33	148.8	5.2	10	44.9	0.8	65



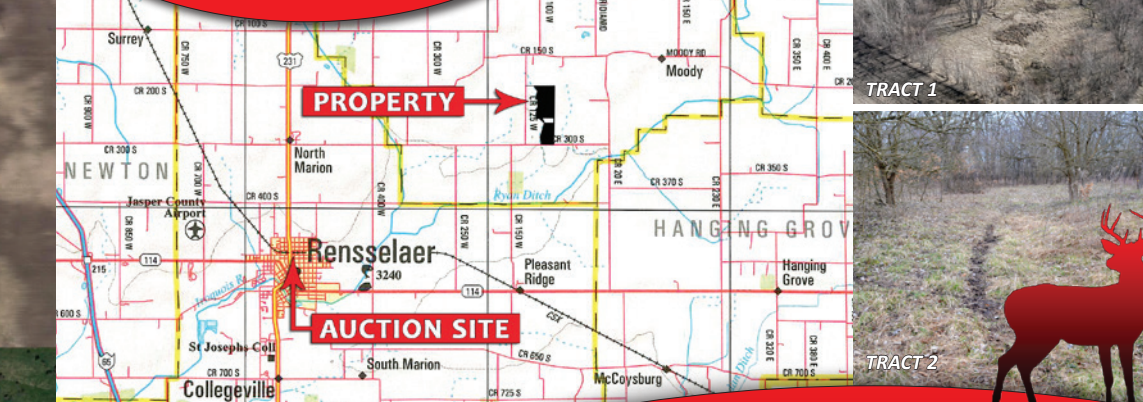
**FSA INFORMATION**  
 Cropland 107.3 acres

Crop	Base	PLC Yield
Corn	107.17 ac.	153 bu.

**TUESDAY, APRIL 25 5:00pm Central • Online Bidding Available**



**INSPECTION DATES:**  
 Tuesday, April 11 & 18 • 3 – 5 PM Central  
 Meet a Schrader representative at Tract 2 on CR 125 W.



**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 Rensselaer go north out of town on US 231 for 1 mile to CR 300 S (Amsler Rd.). Go East on 300 S for approximately 4 ½ miles to Tract 1 on the north side of the road. To Tract 2, go back west .3 mile to CR 125 W and go north on 125 W for 1 mile to the lane on Tract 2 on the east side of the road.

**OWNER:** Estate of Robert Duane Lewis, Randy D. Lewis Personal Representative | **AUCTION MANAGERS:** Matt Wiseman – 219-689-4373 (cell) 866-419-7223 (office) • Jim Hayworth – 765-427-1913 (cell) 888-808-8680 (office)

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 165± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts 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 final bid prices are subject to the Seller's acceptance or rejection. 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 Personal Representative's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, and all

other matters of public record.

**EVIDENCE OF TITLE:** Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated 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, if applicable, the final title commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession will be delivered at closing. Immediate access is available for the cropland, prior to closing, if Buyer so elects, for normal spring farming activities, including preparing for and/or planting the 2023 crop, soil testing, fertilizer application and/or tillage. If Buyer elects to have access prior to closing, Buyer will be required to sign a Pre-Closing Access Agreement.

**REAL ESTATE TAXES:** Seller shall pay all 2022 real estate taxes due and

payable in 2023. Buyer shall assume any taxes thereafter. Seller shall pay ditch and drainage assessments due in May 2023. Buyer shall assume any ditch and drainage assessments due thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, surveys and/or aerial mapping.

**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 determines a survey is needed, combined purchases will receive a perimeter 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 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.

**EASEMENTS:** Subject to any and all existing easements.

**STOCK PHOTOGRAPHY:** A deer photo was used for illustrative purposes only and was not taken on the auction property.

**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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