

Whitley County, IN LAND AUCTION



TRACT 1



TRACT 2

- Phenomenal stand of Walnut Trees: Appraisal Available
- Productive tillable farmland
- Scenic property containing ponds and attractive views
- Boundless recreational opportunities

70.39±
acres
Offered in 3 Tracts

800.451.2709

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS
SchraderAuction.com

TIMED ONLINE ONLY
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TUESDAY, JUNE 27th at 6pm

Auction held at the Troy Presbyterian Church, 6465 W. Lincolnway, Columbia City, IN, 46725

LAND AUCTION
Whitley County, IN
70.39±
acres
Offered in 3 Tracts

SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS
950 N. Liberty Dr.,
Columbia City, IN 46725

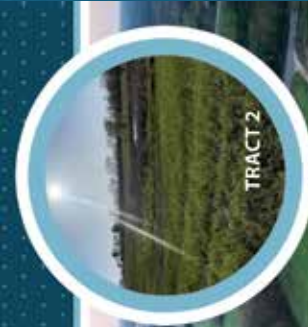
AUCTION MANAGERS:
ARDEN SCHRADER
260-229-2442

LUKE SCHRADER
260-229-7089
AC 63001504, AU12100009, AU01050022

JUNE 2023						
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	



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General Property Description: The Kreger and Kessie Farm presents a unique opportunity to acquire a variety of land ranging from recreational land, farmland, and mature timber with frontage along US 30. The timber containing an excellent stand of walnut trees has been well managed over the years with an appraised current timber value of \$56,524 and a 10-year projected value of \$95,547. Additionally, the property offers 2 ponds and a rolling topography that could make for excellent homesites. The farm contains 52.36 FSA tillable acres.

Inspect this property yourself and be prepared to bid your price on June 27th!

Auction Location: The Troy Presbyterian Church, 6465 W. Lincolnway, Columbia City, IN, 46725.

Property Location: 953 N 450 W, Columbia City, IN, 46725.

At the corner of US 30 and N 450 W, 5 miles west of the intersection of SR 9 and US 30 in Columbia City.

Tract Descriptions:

TRACT 1: 15± ACRES with frontage along US 30 and also containing a pond, tillable land, and a high-quality stand of walnut trees. **The walnut trees have been appraised at a current value of \$56,524 and a 10-year projected value of \$95,547.** See the information book or auction website for the timber detailed report and appraisal.

TRACT 2: 21.39± ACRES of majority tillable farmland that also includes a pond. The existing tree line could potentially be removed for further production acres, or as an existing use, creating a scenic hideaway for a beautiful possible homesite.

TRACT 3: 34± ACRES comprised of nearly all productive farmland. The rolling topography creates several scenic views. Imagine the possibilities for a homestead or keeping it in production!

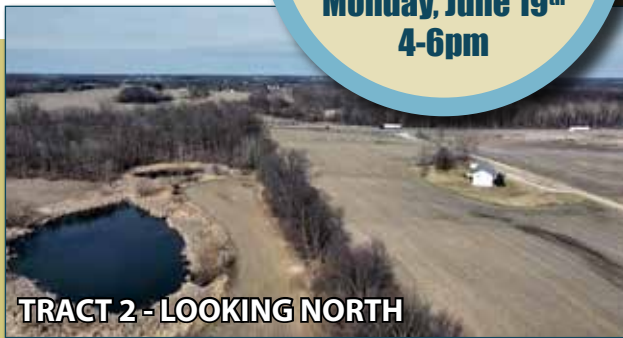
Inspection Dates:

Tuesday, June 6th
4-6pm

Monday, June 19th
4-6pm



TRACTS 1 & 2 - LOOKING NORTH



TRACT 2 - LOOKING NORTH



TRACTS 2 & 3 - LOOKING SOUTH



TRACT 3 - LOOKING NORTHEAST



Contact Auction Managers for Detailed Information Book, with Additional Due-Diligence Materials on the Property.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The Whitley County property will be offered in 3 individual tracts, any combination of tracts, and as a total 70.39± 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 a Warranty Deed.

CLOSING: The targeted closing date will be 45 days after the auction.

POSSESSION: Possession is subject to the 2023 farm lease.

REAL ESTATE TAXES: Seller shall pay 2023 real estate taxes due and payable in 2024. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch and drainage assessments due after closing.

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 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 & 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.**



Seller: Elaine L. Kreger & Joseph F. Kessie
Auction Managers: Arden Schrader, 260-229-2442
Luke Schrader, 260-229-7089



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.