

194.6± Acres

Offered in 2 Tracts

CORPORATE HEADQUARTERS:
P.O. Box 508, 950 N. Liberty
Drive, Columbia City, IN 46725

**AUCTION
MANAGERS:**
Jim Hayworth,
765-427-1913
Todd Freeman,
765-414-1863

AC63001504, AU08700434, AU10300062

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194.6± Acres

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Tuesday, August 15th at 6:00 PM EST

Auction held at Wabash & Erie Canal Center in Delphi, IN

Carroll County, IN

LAND AUCTION

 **SCHRADER**
Real Estate and Auction Company, Inc.



AUGUST 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			

- Excellent Quality Soils • Excellent Location
- Highly Tillable • State Road 218 Frontage

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Carroll County, IN

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Carroll County, IN

INSPECTION DATE:
Thursday, July 20th
3-5:00 PM EST

LAND AUCTION

Tuesday, August 15th at 6:00 PM EST



TRACT 1

TRACT 2



1
80± acres

2
114.6± acres



TRACT 2 - Open Ditch

AUCTION LOCATION: Wabash & Erie Canal Center in Delphi, IN. From the intersection of US 421, SR 18 & SR 39. Take N Washington St. approximately 10 blocks northwest to 1030 N. Washington St.

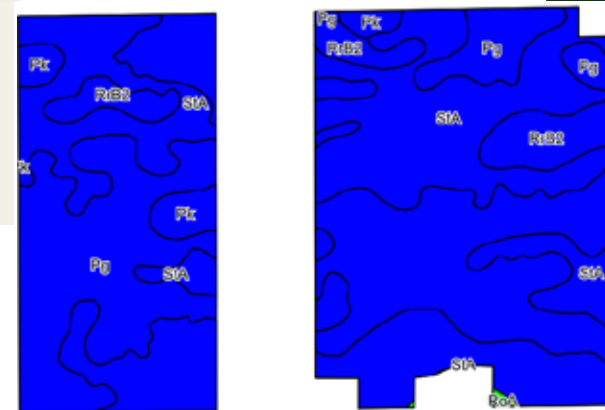
PROPERTY LOCATION: From Logansport, IN, take SR 29 approx. 8.5± miles south to SR 218, then take SR 218 approx. 2 miles west to the 2 tracts on the north side of SR 218.

TRACT INFORMATION:

TRACT #1: 80± ACRE of land with 75.4 acres tillable and approx. 4.3± acres in woods and balance in road frontage. This tract has excellent soils and highly tillable.

TRACT #2: 114.6± ACRE parcel of land with 108.45 tillable. This tract has approx. 5.75 acre in woods and the balance in road frontage.

NOTE: #117 Scott Family Drain Reconstruction was constructed in the fall of 2014. The Scott Family Farm installed a farm tile starting just east of CR400E, over CR500E and across to SR 218. The tile starts out as a 15"-18" to 24" at the intersection of CR500E and SR 218. The family has stated to us that the tile cost in 2014 was \$100,000.



Code	Soils	% of Field	Corn	Soybeans	Wheat
StA	Starks silt loam, 0-2% slopes	45.1	164	53	66
Pg	Patton silty clay loam, 0-2% slopes	44.7	173	51	69
RrB2	Rockfield-Williamstown complex, 1-6% slopes, eroded	6.7	133	47	60
Pk	Pella silty clay loam	3.3	175	49	70
RoA	Rockfield silt loam, 0-2% slopes	0.2	145	51	66
Weighted Average			166.3	51.6	67.1

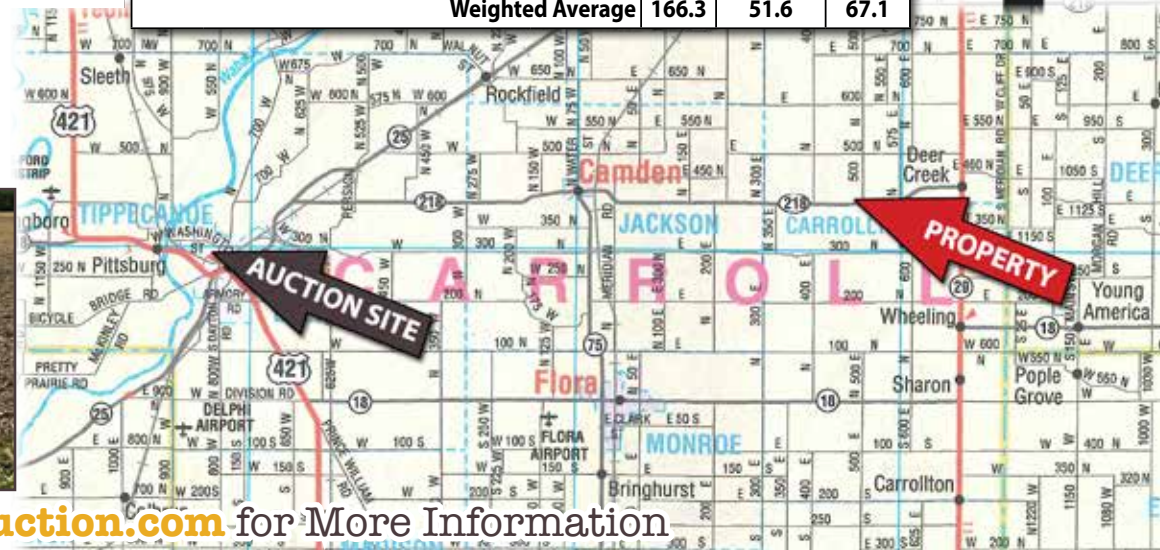
OWNER:

Robert E. Scott Farm and its Heirs
AUCTION MANAGERS:
Jim Hayworth, 765-427-1913
and Todd Freeman, 765-414-1863

RE Taxes (2022 pay 2023)	Ditch Tax
Tract #1: \$1370.12/yr.	\$240/yr.
Tract #2: \$1891.56/yr.	\$231.25/yr.
FSA Info	
Farmland 198.52 Ac.	
Cropland 183.85 Ac.	
Corn Base 124 ac.	
PLC Yield 144 bu.	
Soybeans 53.6 ac.	
PLC Yield 57 bu.	



TRACT 2 - Pre-Plant



Call 800-451-2709 or Visit SchraderAuction.com for More Information

TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 194.6± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.
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 prices are subject to Sellers' acceptance or rejection. All successful bidders will be required to enter into Purchase Agreements at the auction site

immediately following the close of the auction.
DEED: Seller shall provide a Trustee Deed(s) and/or Warranty Deed(s) sufficient to convey insurance 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 Sellers' expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Sellers at closing.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before November 1, 2023 as applicable closing documents are completed by the Sellers. Costs for an administered closing shall be shared 50:50 between Buyer(s)

and Sellers. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing subject to tenant's rights for the 2023 crop.
REAL ESTATE TAXES: Sellers 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.
ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS, survey and/or aerial mapping.
SURVEY: A new survey will only be provided if needed for good title. The cost of a new survey(s) will be split 50/50.
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.
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.
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