

WHITLEY COUNTY, INDIANA - CLEVELAND TOWNSHIP

**40<sup>+</sup>**  
**ACRES**

Offered in 4 Tracts

**REAL ESTATE**

**Auction**

- Productive Farm Land
- Home and Outbuildings  
with Immediate Possession!
- Wooded Pasture

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

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

**SATURDAY, SEPTEMBER 9<sup>th</sup> at 10:00am**

Auction held On-Site - 7820 S 850 W, South Whitley, IN 46787

# REAL ESTATE Auction

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# 40± ACRES

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At intersection of St. Rd. 14 and St. Rd 105, on south side of South Whitley, IN, travel west of St. Rd. 105 approx. 2 miles to CR 800S then west (right) and travel approx. 1.5 mile to property on right or from intersection of St. Rd. 114 and CR 850W, travel north on CR 850W approx. 3 miles to property on left.

**TRACT DESCRIPTIONS:**

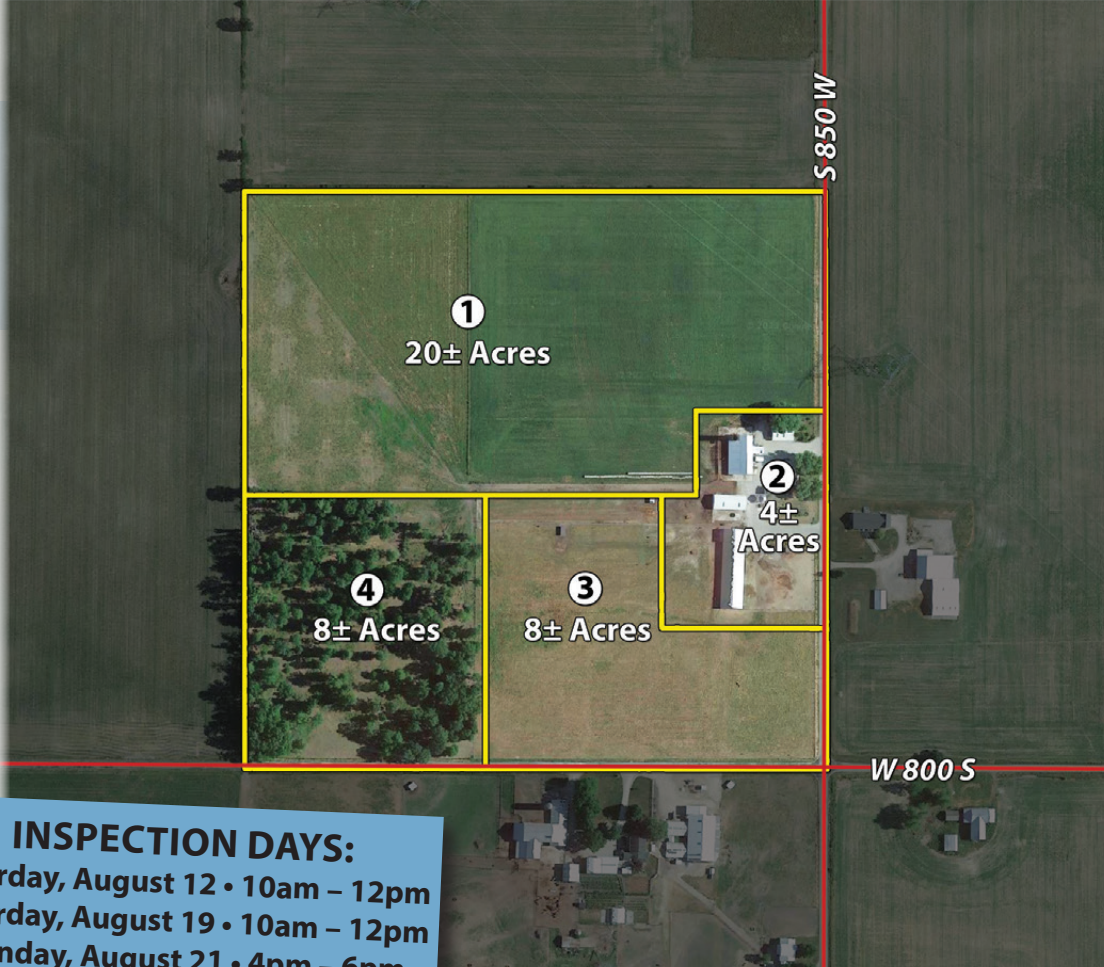
**TRACT 1: 20± ACRES** of very productive farm land. Soils are Blount loan and Pewamo. Level land w/frontage on 850W.

**TRACT 2: 4± ACRES W/COUNTRY HOME AND OUTBUILDINGS.**

This tract includes 2500± sq. ft. home with full basement, open concept home, kitchen, dining and living area, 4 bedrooms. Tract also includes recently built 325 head baby calf barn, straw storage feed room. Very nice set up also has 2 story barn for horses and hay storage, multi-purpose barn for livestock or machine storage, shop barn or meeting room, orchard and large gardens. Immediate possession!

**TRACT 3: 8± ACRES**, corner lot w/frontage on both 800S & 850W, very attractive tillable land or pasture. Possible building site.

**TRACT 4: 8± ACRES** of wooded pasture or possible building site, fence w/mature trees. Investigate the possibilities.



**INSPECTION DAYS:**  
Saturday, August 12 • 10am – 12pm  
Saturday, August 19 • 10am – 12pm  
Monday, August 21 • 4pm – 6pm



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 40± acre unit. 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, if needed, and 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 targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the pro-rated to the day of 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 tract acreages, dimensions, and proposed boundaries are approximate and 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 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. Combination purchases will receive a perimeter survey only.

**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.**



**OWNERS: Melvin J & Effie Graber**

**AUCTION MANAGER: Ritter Cox, 260-609-3306**

**800-451-2709 • SchraderAuction.com**





CORPORATE OFFICE:  
950 N. Liberty Dr.,  
Columbia City, IN 46725

**AUCTION MANAGER:**  
**RITTER COX,**  
**260-609-3306**

AC63001504, AU08600254



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**WHITLEY COUNTY, IN**

SEPTEMBER 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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