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800-451-2709
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115[±] acres

Offered in 6 Tracts

Important DeKalb County, Indiana
LAND AUCTION

OCTOBER 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	31				

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- Over 100± acres of Excellent Tillable Ground
- Easy Road/Access to all Tracts
- Farming Rights in 2024
- Potential Building Sites

Tuesday, October 17th • 6:00pm EST

Auction held at Ken Dale Farms, 4172 Co Rd 1, Edgerton, OH 43517

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TRACTS 1 & 2



TRACTS 3-5



TRACT 6



TRACTS 3-6

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General Property Description:

Beautiful farmland conveniently located just outside Edgerton, OH inside the Indiana state line. These 115± acres, across 6 tracts, comes with tillable and possible build site opportunities you won't want to miss out on! The farm has over 100± acres of flat tillable farmland with easy access.

Don't miss out on this unique DeKalb County farm!



TRACTS 1 & 2

Auction Location: Ken Dale Farms, 4172 Co Rd 1, Edgerton, OH 43517.

(Auction Location is a Smoking Free Facility)

Directions To Property:

Take CR 79 north off SR 6, go north for 3 miles and turn east onto CR 16, go a ¼ mile east and the property will be on the north and south side of the road.

Tract Descriptions:

TRACT 1: 21± ACRES of flat tillable farmland with easy road access and potential build site opportunities.

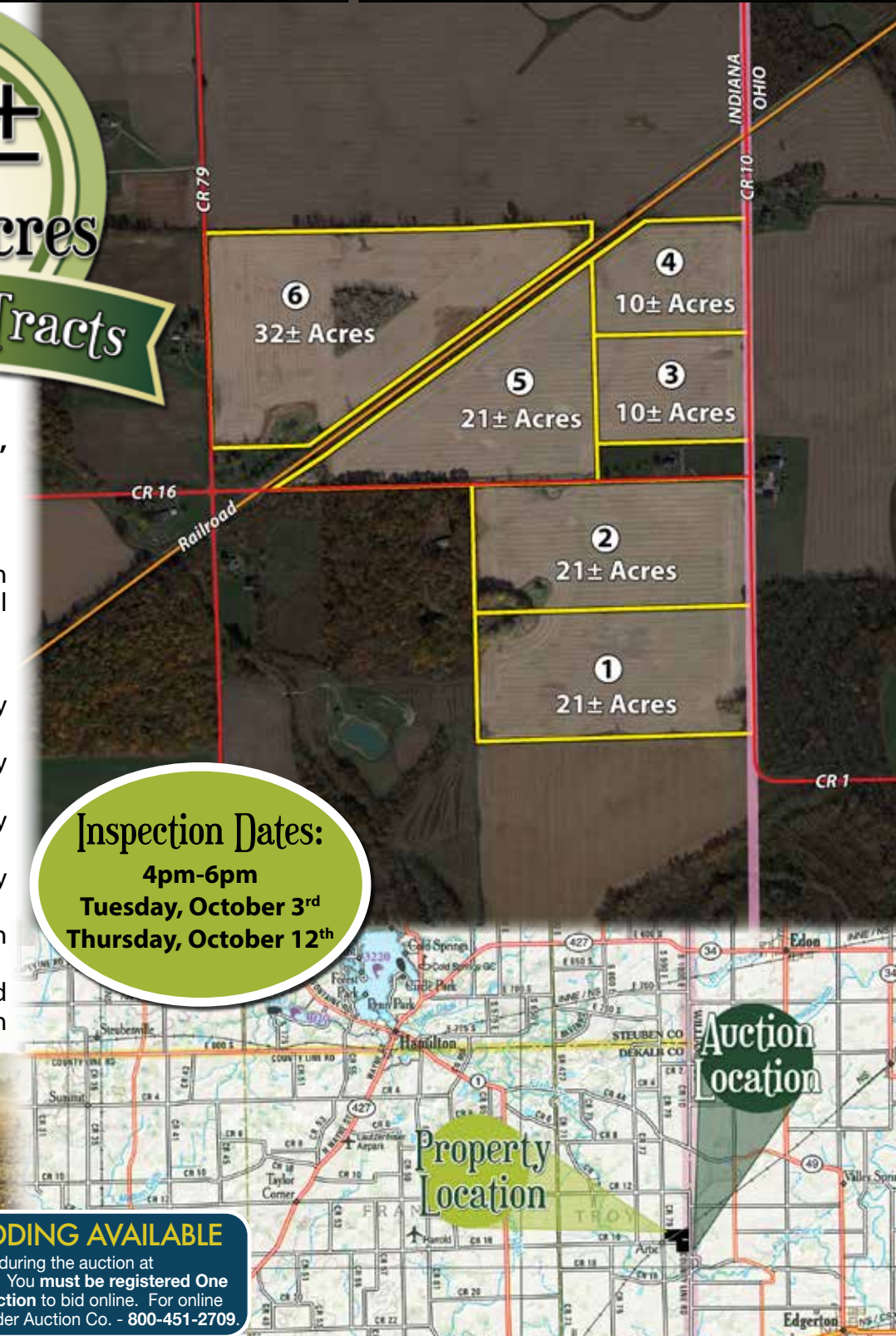
TRACT 2: 21± ACRES of flat tillable farmland with easy road access and potential build site opportunities.

TRACT 3: 10± ACRES of flat tillable farmland with easy road access and potential build site opportunities.

TRACT 4: 10± ACRES of flat tillable farmland with easy road access and potential build site opportunities.

TRACT 5: 21± ACRES of great tillable farmland with road access and connects to the railroad.

TRACT 6: 32± ACRES mostly tillable farmland and some wooded area and wetlands, has easy access from the road.



Inspection Dates:

4pm-6pm

Tuesday, October 3rd

Thursday, October 12th



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.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 115.3± 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 balance of the real estate purchase price is due at closing, which will take place 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Seller will be responsible for 2023 taxes payable in 2024, buyer will take responsibility after.

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.

