



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



AUCTION MANAGER:
RD SCHRADER,
260-244-7606
800-451-2709

*Rex D. Schrader II, AU09200182
AC63001504*

Get our
iOS App



800-451-2709
SchraderAuction.com

- Productive Tillable Farmland
- Excellent Soil Quality
- Outstanding Hunting Opportunity
- Tracts ranging in size from 2.86± acres to 55± acres

DECEMBER 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						

Whitley County Land

241.74± Acres AUCTION

Offered in 8 Tracts

Tuesday, December 5th • 6pm EST

241.74± Acres

Offered in 8 Tracts



Whitley County Land

AUCTION

Auction held at Whitley County
4-H Community Center,
680 W Squawbuck Rd.,
Columbia City, IN 46725

- Productive Tillable Farmland
- Excellent Soil Quality
- Outstanding Hunting Opportunity
- Tracts ranging in size from 2.86± acres to 55± acres

800-451-2709
SchraderAuction.com



Whitley County Land

AUCTION

241.74± Acres

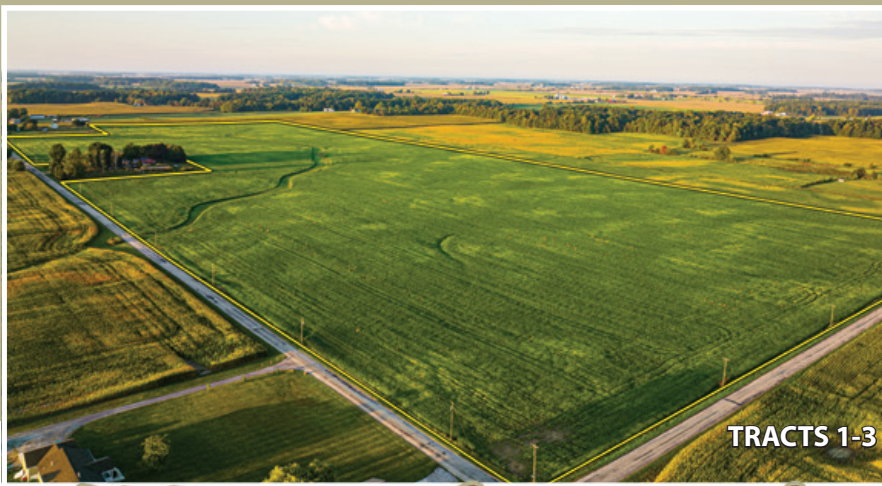
Offered in 8 Tracts

Tuesday, December 5th • 6pm EST



800-451-2709
SchraderAuction.com





TRACTS 1-3



TRACTS 4 & 5



TRACTS 6-8

General Property Description:
 The Meinika farms are an outstanding opportunity to acquire high quality tillable land in southern Whitley County. **The tillable soils are primarily comprised of Pewano silty clay loam and Blount loam soil types.** Tract 5 also contains an excellent hunting woods, and Tract 8 is a rare opportunity to buy 2.86± acres for a great potential rural homesite.
Be sure to investigate these farms and be prepared to bid your price!

Whitley County Land

AUCTION

241.74± Acres

Offered in 8 Tracts

Tuesday, December 5th • 6pm EST

Auction Location: Whitley County 4-H Community Center, 680 W Squawbuck Rd., Columbia City, IN 46725.

Directions to Auction Location: From the intersection of US 30 and W Lincolnway take W Lincolnway south for 1 mile. Then turn left onto Squawbuck road. The building will be on your left.

Property Locations:

Tracts 1-3: Located approximately 1.5 miles west of the intersection of Washington Road and W 800 S.

Tracts 4 and 5: Located a quarter mile north of the intersection of Washington Road and W 800 S.

Tracts 5-8: Located at Washington Center at the intersection of S Washington Rd and W 800 S.

Directions to Properties: From the intersection of SR 14 and SR 9 take SR 14 west for 2 miles. Then turn south on S Washington Rd. The properties will be in approximately 2 miles.

Tract Descriptions:

TRACT 1: 50± ACRES of high-quality soils and includes existing surface drainage.

TRACT 2: 27± ACRES of nearly 100% tillable farmland. This tract also includes an existing grassway for surface drainage.

TRACT 3: 15.25± ACRES that would be a great add on to an existing farming operation or could be a beautiful area for someone looking to build a home on acreage.

TRACT 4: 36± ACRES of quality farmland. Consider combining with tract 5 to create a diverse hunting piece.

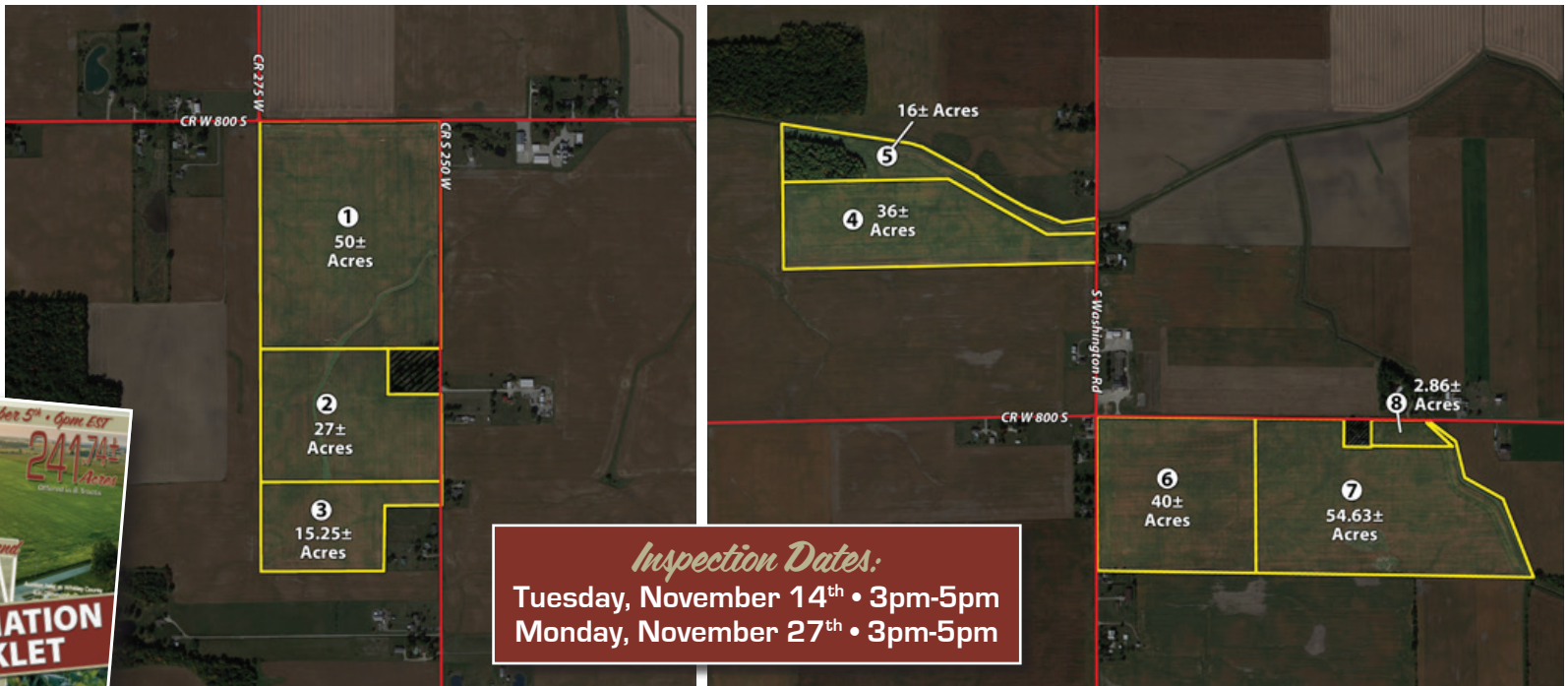
TRACT 5: 16± ACRES. Recreational enthusiasts look in! This tract contains a secluded woods off the road for ample hunting opportunities.

TRACT 6: 40± ACRES. A beautiful tillable tract with a great 2023 crop on it.



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

TRACT 7: 54.63± ACRES of productive farmland. Consider combining with tract 6 for 95± acres of contiguous farmland.
TRACT 8: 2.86± ACRES that deserves a look if you are in the market for a small rural lot to build a home on!



Inspection Dates:
 Tuesday, November 14th • 3pm-5pm
 Monday, November 27th • 3pm-5pm

Terms and Conditions:

PROCEDURE: The property will be offered in 8 individual tracts, any combination of tracts and as a total 241.74± 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 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).

TRACT 5 POTENTIAL DRIVEWAY: If the buyer wants to construct a permanent driveway it will need Drainage Board consent since it is within the legal drain easement. It will also need DNR approval since it is within the flood way. The floodplain extends about 150-200' south from the ditch, while the flood way is 100'. The access strip shall be a minimum of 50' wide.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing subject to harvest of 2023 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2025 and thereafter.
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.**



TRACT 5



TRACTS 1 & 2



TRACTS 4 & 5

Sellers:
 Richard W. Meinika and Cheryl L. Meinika,
 and the Cheryl Pilgrim Fulk Trust

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



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.