

Monday, November 20th • 6:00 PM EST

Johnson Township • LaGrange County, IN

59.5± Acres
OFFERED IN 6 TRACTS

Prime Farm Land
AUCTION

Auction held at the Clear Spring Produce Auction, 2050 S. 300 W., LaGrange, IN 46761



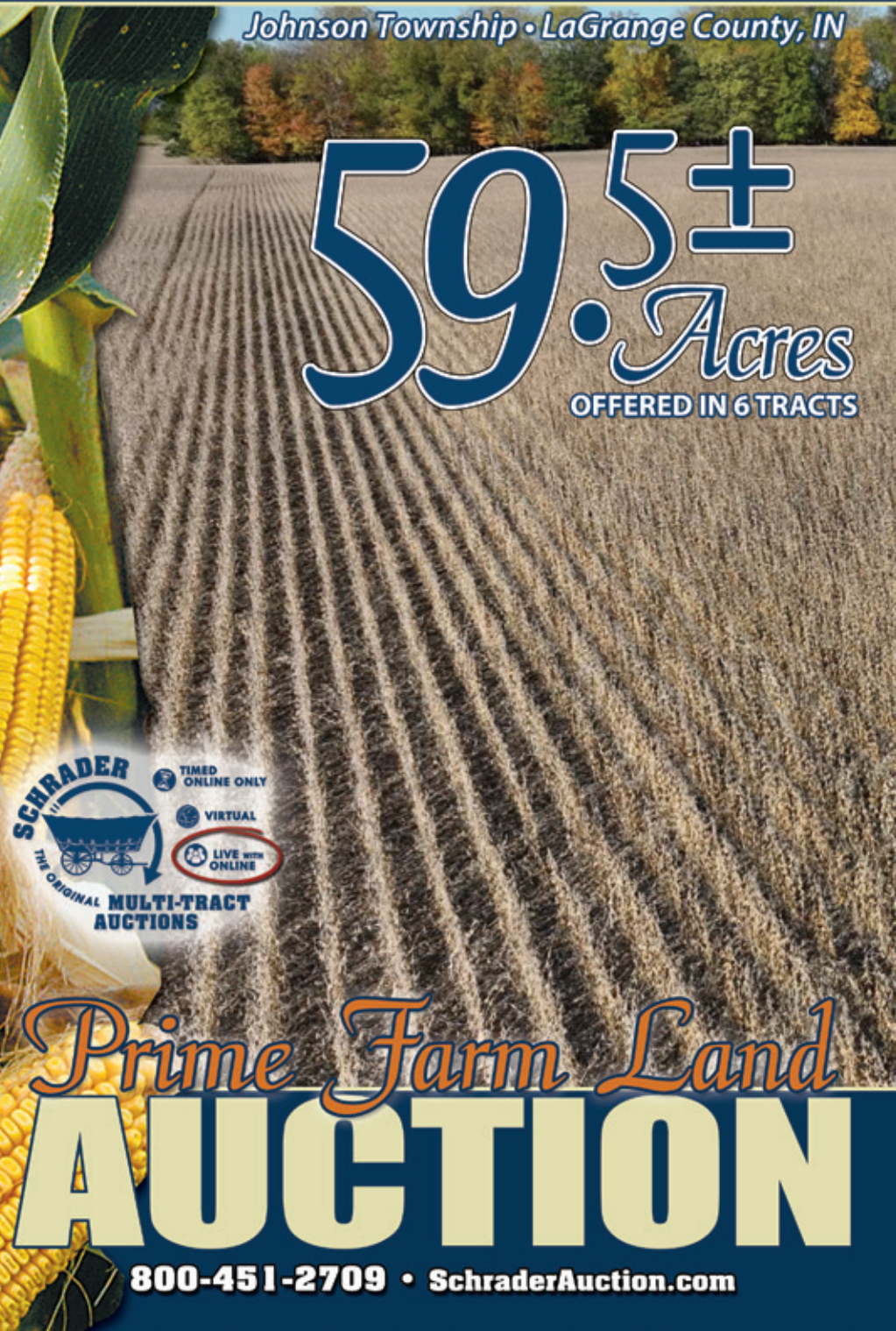
800-451-2709
SchraderAuction.com

TIMED ONLINE ONLY
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LaGrange County, IN

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

**AUCTION
MANAGER:
ROBERT MISHLER**
260-336-9750
AC63007504, AU08701553

NOVEMBER 2023

SAT	4	11	18	25
SUN	5	12	19	26
MON	6	13	20	27
TUE	7	14	21	28
WED	8	15	22	29
THU	9	16	23	30
FRI	10	17	24	



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Inspection Dates:
Wednesday, November 8th • 4-6pm
Monday, November 13th • 4-6pm

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PROPERTY LOCATION: 4455 S 200 E LaGrange, IN 46761. Located south of LaGrange, Indiana 3 1/2 miles on SR 9 to CR 200E then south 2 miles to the farm.

AUCTION LOCATION: Clear Spring Produce Auction, 2050 S. 300 W., Lagrange, IN 46761.

TRACT DESCRIPTIONS:

TRACT 1: 12± ACRES with 950' frontage on CR 200 E and 550' on CR 450 S. Mostly Conover Loam soil.

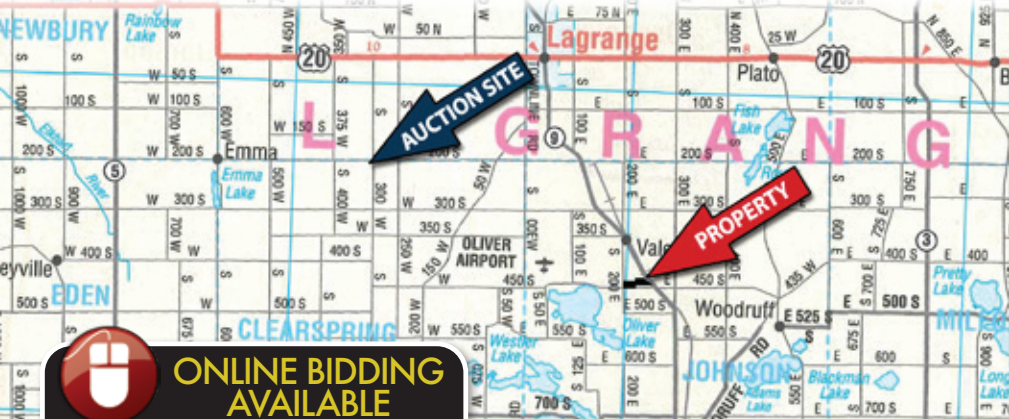
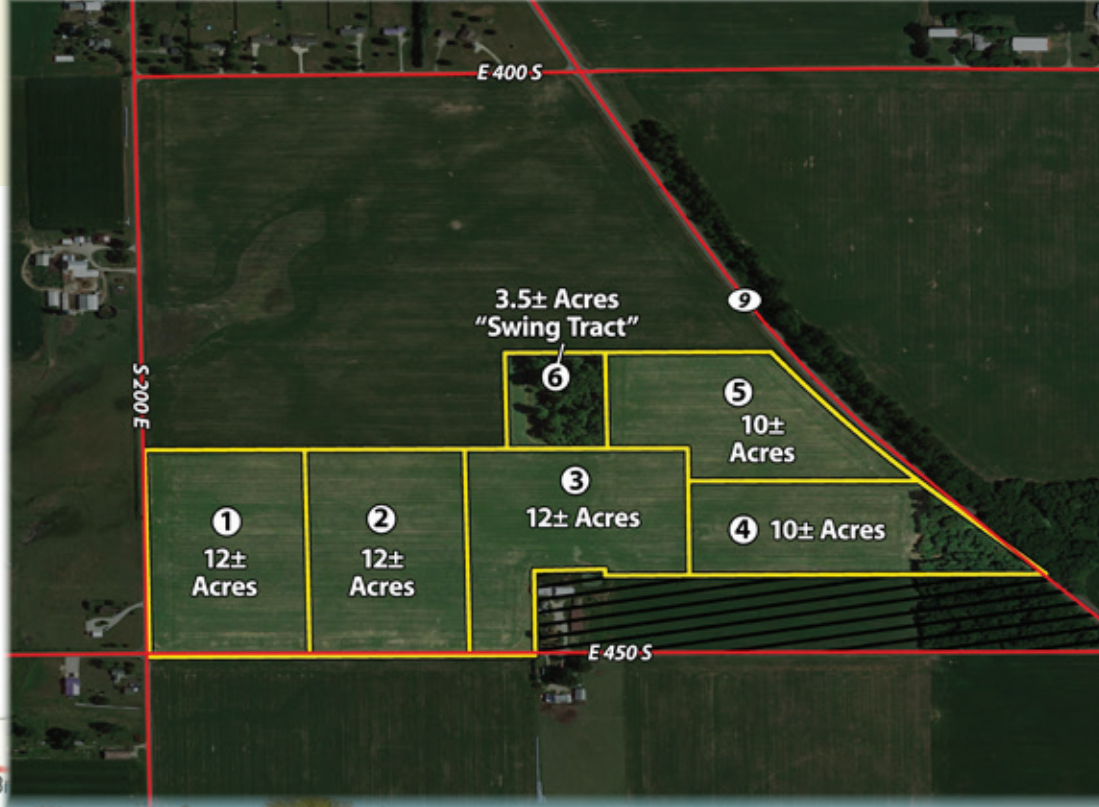
TRACT 2: 12± ACRES with 550' frontage on CR 450 S. Mostly Conover Loam soils.

TRACT 3: 12± ACRES with 225' frontage on CR 450 S. Soils are mostly Conover Loam with some Rensselaer and Wawasee

TRACT 4: 10± ACRES mostly tillable with a pocket of woods on the east end with 610' of frontage on SR 9. Conover, Rensselaer and Wawasee soils.

TRACT 5: 10± ACRES all tillable with 780' of frontage on SR 9. Mostly Conover soils.

TRACT 6: "SWING TRACT" - 3.5± ACRES woods with hardwood and recreational. Must be bought in a combination of tracts or by adjoining land owner. (Subject to Swing Tract Limitations)



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.

SCHRADER
Real Estate and Auction Company, Inc.

Sellers: David and Debra Grossman and Gary and Marilyn LLC
Auction Manager: Robert Mishler, 260-336-9750

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 59.5± 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 complete.

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 prorated at the Closing and the responsibility of the Buyer(s) 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.