

Auction

Tuesday, January 30th
6:00pm

102± Acres

Farmland Auction with Residential Development Potential!
Whitley County, IN • Jefferson Township
Located on W County Line Road

- Productive farmland in a great location!
- Great Future Development potential!
- 95± Cropland Acres
- Conveniently located near Southwest Fort Wayne
- Deer and Turkey

offered in 2 Tracts



800-451-2709
SchradarAuction.com

Follow us on: YouTube, Get our iOS App, Facebook, Twitter, Instagram

AC63001504, AU12100017, AU01050022
Arden Schradar 260-229-2442

ACTION MANAGER:
Drew Lamie, 260-609-4926
950 N. Liberty Dr., Columbia City, IN 46725
CORPORATE HEADQUARTERS:

Real Estate and Auction Company, Inc.
SCHRADER



JANUARY 2024						
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

offered in 2 Tracts

102± Acres Farmland with Residential Development Potential!

Whitley County, IN • Jefferson Township

TERMS & CONDITIONS: The property will be offered in 2 tracts, (Sub-ject to "Swing" Tract Limitations) and as a total 102± acre unit. There will be open bidding on all tracts during the auc-tion as determined by the Auctioneer.
DOWN PAYMENT: 10% down payment on the day of auc-tion 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 ar-ranged 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 in-surance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deeds(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 responsi-

bility of the Buyer(s) beginning with taxes due in 2025 and thereafter.
PROPERTY INSPECTION: Each potential Bidder is responsi-ble for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence con-cerning the property. Inspection dates have been scheduled and will be started 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: Schradar Real Estate and Auction Company, Inc.

and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All infor-mation contained in this brochure and all related materials are subject to the terms and conditions outlined in the Pur-chase 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 dimen-sions in the brochure are approximate. Each potential bid-der is responsible for conducting his or her own indepen-dent 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 discre-tion 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 deci-sions of the Auctioneer are final.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Auction

Farmland with Residential Development Potential!

Tuesday,
January 30th
6:00pm

102± Acres

offered in 2 Tracts

- Productive farmland in a great location!
- Great Future Development potential!
- 95± Cropland Acres
- Conveniently located near Southwest Fort Wayne
- Deer and Turkey

Whitley County, IN • Jefferson Township
Located on W County Line Road



INSPECTION DATES:
 Thursday, January 4th • 3pm-5pm
 Saturday, January 13th • 9am-10:30am

Auction Location: Saturn Christian Church, 6731 E 800 S, Columbia City, Indiana 46725

Property Directions: From the intersection of State Road 14 (Illinois Road) and W County Line Road (S 800 E) – Travel south on W County Line Road (S 800 E) for 2.3 miles and the property entrance will be on the right (West side of the road).

TRACT DESCRIPTIONS:

TRACT 1: 53± ACRES this tract is accessed from W County Line Road. The gently rolling topography and wooded boundary line offer a scenic setting!

TRACT 2: "SWING TRACT": 49± ACRES of mostly, productive tillable farmland. Study the opportunity to add this tract to your existing farm or combine with Tract 1 for a total of 102± acres!



TRACTS 1 & 2



TRACT 1



TRACT 2



 **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.

Seller: Wulff Laux Revocable Living Trust
AUCTION MANAGERS: Drew Lamle, 260-609-4926 & Arden Schrader, 260-229-2442

800-451-2709 • SchraderAuction.com

