

321± acres
offered in 11 Tracts

Premier

LAND AUCTION

Dekalb County, IN



- 280± Acres of Excellent Tillable Ground
- Easy Road Access to all Tracts
- Farming Rights in 2025
- Potential Build Sites
- Strong Cash Rents

Tract 3

Tracts 7-9

Tuesday, June 11 • 6:00 PM EST

held at International Monster Truck Museum, Butler IN • Online Bidding Available



800.451.2709 • SchraderAuction.com

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AUCTION LOCATION: International Monster Truck Museum, 541 W Main St, Butler, IN, 46793 • **Online Bidding Available**

DIRECTIONS FOR TRACTS 1-10: Take County Road 47 for 1.5 miles south off State Road 6 then head east on County Road 34. **Tracts 4-5** will be on the north side of the road, continue east 1/4 mile **Tracts 6-8** are located on the south side of the road. Take County Road 49 south off County Road 34 to access **Tracts 9-11**. Take County Road 51 north off County Road 34 to access **Tracts 1-3**.

This farm offers 280± acres of FSA tillable farmland and 42± acres of timber, providing hunting opportunities across several tracts. All tracts are conveniently located just a few miles southeast of a large grain elevator, making it an ideal investment. This farm contains soils of mostly Pewamo silty clay and Blount loam. Most tracts have access to county tile or open drainage ditch. Plenty of buildable and farming opportunities throughout each tract with easy access off the road. Farming Rights in 2025. Not a farm you will want to miss out on!

TRACT 1 - 27± acres of both tillable farmland and recreational ground with possible timber opportunities. With road frontage along CR 51, look in for potential building site!

TRACT 2 - 42± acres of mostly flat tillable farmland along with a small amount of timber scattered along the west edge. This piece also contains easy access along CR 51.

TRACT 3 - 24± acres of flat tillable farmland with easy road frontage along both CR 51 and CR 53. This tract has an open drainage ditch running through the entirety of the piece.

TRACT 4 - 55± acres of mostly tillable farmland with access to 2 county tiles. Has road frontage along CR 34.

TRACT 5 - 20± acres of mostly tillable farmland. The tract contains a pump that has been used by the seller and neighboring property. Access along CR 34, property offers a great potential build site as well.

TRACT 6 - 19± acres of flat tillable farmland with easy road access along CR 49 and CR 34. Great potential build site as well.

TRACT 7 - 28± acres of flat tillable farmland with easy road access along CR 34. Great potential build site as well.

TRACT 8 - 30± acres of mostly flat tillable farmland with easy road access along CR 34. Great potential build site location!

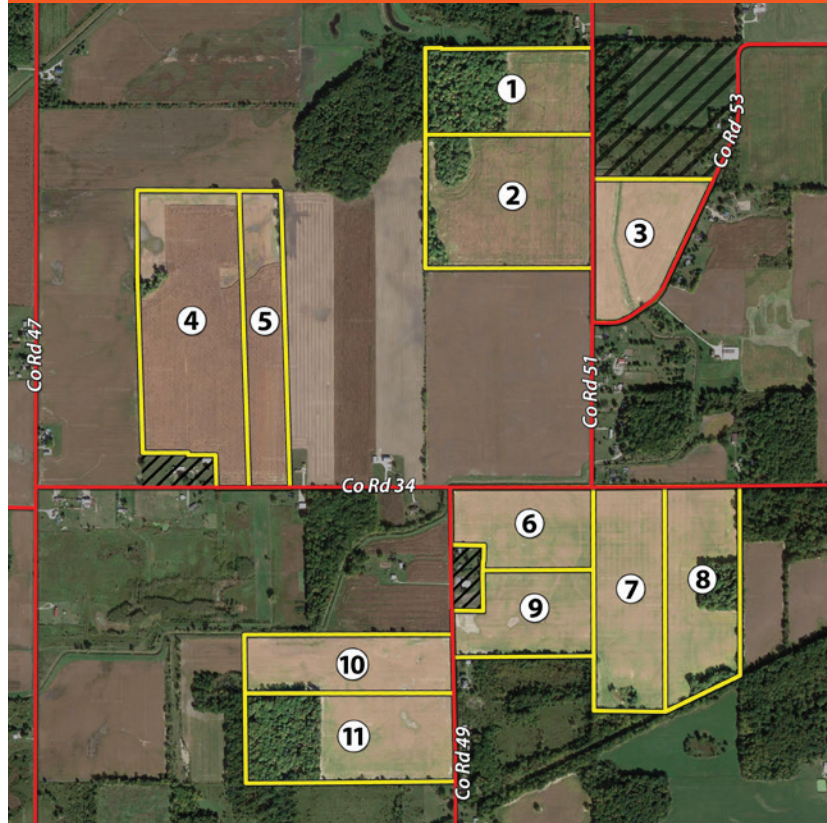
TRACT 9 - 19± acres of flat tillable farmland with easy road access along CR 49. Great potential build site.

TRACT 10 - 22.5± acres of slightly rolling farmland with road access along CR 49. Potential for a build site as well.

TRACT 11 - 34.5± acres of both tillable farmland and recreational ground with possible timber opportunities. With road frontage along CR 49, look in for potential building site!

SELLER - Wanda L Beeching Revocable Living Trust

Inspection Dates: Schrader agents will be at Tract #3
Tuesday, May 28, 4-5pm & Thursday, June 6, 4-5pm



Tracts 1-3



Tracts 4-5



Tracts 6, 7 & 9

Auction Managers: Daniel Days • 260.233.1401 | Dean Rummel • 260.343.8511 For more information, call an auction manager or visit our website!

Auction Terms and Conditions:

PROCEDURE: The property will be offered in 11 individual tracts, any combination of tracts & as a total 321± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing.

FARMING RIGHTS: Buyer will have 2025 farming rights, and will also receive a credit for half of the cash rent payment for 2024.

REAL ESTATE TAXES: Taxes will be prorated to the date of closing. The Buyer(s) will be given a credit and is responsible for all payments thereafter.

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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

PROPERTY INSPECTION: 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.

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.



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MULTI-TRACT AUCTIONS

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Tracts 7-9

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Tract 3





PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606

Follow Us and Get Our Schrader iOS App:



Auction Managers:

Daniel Days • 260.233.1401
Dean Rummel • 260.343.8511

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 Company.

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Tracts
10-11

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RC24-924

#RB22000867, #AU08801377, #AC63001504