

# REAL ESTATE AUCTION

Whitley County | South Whitley, IN

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**JULY**

**Saturday,  
July 27  
@ 10am**



**Corporate Headquarters:**  
950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725

**800-451-2709**  
**SchraderAuction.com**



**Sale Manager:**

Ritter Cox • 260.609.3306 #AU08600254  
Schrader Real Estate and Auction  
Company, Inc. #AC63001504



**Saturday,  
July 27  
@ 10am**

# REAL ESTATE AUCTION

Whitley County  
South Whitley, IN

**38±**  
Acres in 4 Tracts



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- Productive, Tillable Land
- Country Home & Outbuildings



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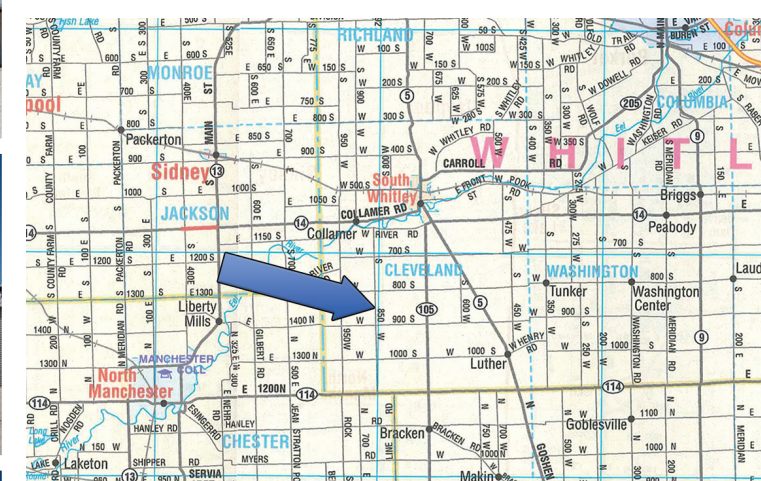
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South Whitley, IN

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**INSPECTION DATES:**  
Wednesday, July 10 • 5-7pm  
Saturday, July 20 • 10am-12pm  
Or by appointment



**LOCATION (AUCTION HELD ONSITE):** 8350 S 850 W, South Whitley, IN 46787 • At intersection of St Rd 14 & St Rd 105 on south side of South Whitley, IN travel west on St Rd 105 S approx 2 mile to Co Rd 800 S then West (right) & travel approx 1.5 miles to Co Rd 850 W then south (left) approx .3 miles to property on right or From intersection St Rd 114 & Co Rd 850 W travel on 850 W approx 2.5 miles to property on left.

*Elmer & his family have had their welding shop & produce stand for 41 years. Very successful business opportunity.*

**TRACT 1: 12.5± ACRES** tillable productive farmland, soils are Pewamo, Blount loam, & Glynwood loam

**TRACT 2: 5.5± ACRES** w/country home & outbuildings this tract includes approx 1664 sq ft home, open concept, 7 bedroom w/storm shelter & canned goods storage also includes newer 32'x46' company shed, set up for selling produce, 46'x240' calf barn, 420 head capacity w/straw room, 34'x72' cow barn, 48'x48' tromp shed w/in ground pit. 32'x72' w/24' lean to building also includes 36'x90' horse shed & tool shed w/tie stalls, 36'x80' buggy shed & tool shed combination. Don't miss opportunity to move -in ready with income potential.

**TRACT 3: 2± ACRES** w/40'x90' pole building used as a welding shop, includes in floor, hot water heating system, overhead door, excellent business opportunity.

**TRACT 4: 18± ACRES** productive tillable farmland, soils are Pewamo, Glynwood loam, & Blount loam, purchase individually or combine w/Tract 3 or Tract 2 to design your dream mini farm w/excellent potential income.

**Owners:** Elmer J. Jr & Delila Mae Graber

**Sale Manager:** Ritter Cox • 260.609.3306

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts & as a total 38± 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, & 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 the pro-rated to the day of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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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