

LAND AUCTION

Blackford County, IN

Tuesday December 3

Starting at 6:00pm held at Blackford County Fairgrounds Hartford City, IN Online Bidding Available

105± acres

- Offered in 7 Tracts or any Combination
- Currently a Golf Course
 - Personal Property Available
 - Potential Farmland
 - Recreational Land
 - Development Potential



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DECEMBER	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				

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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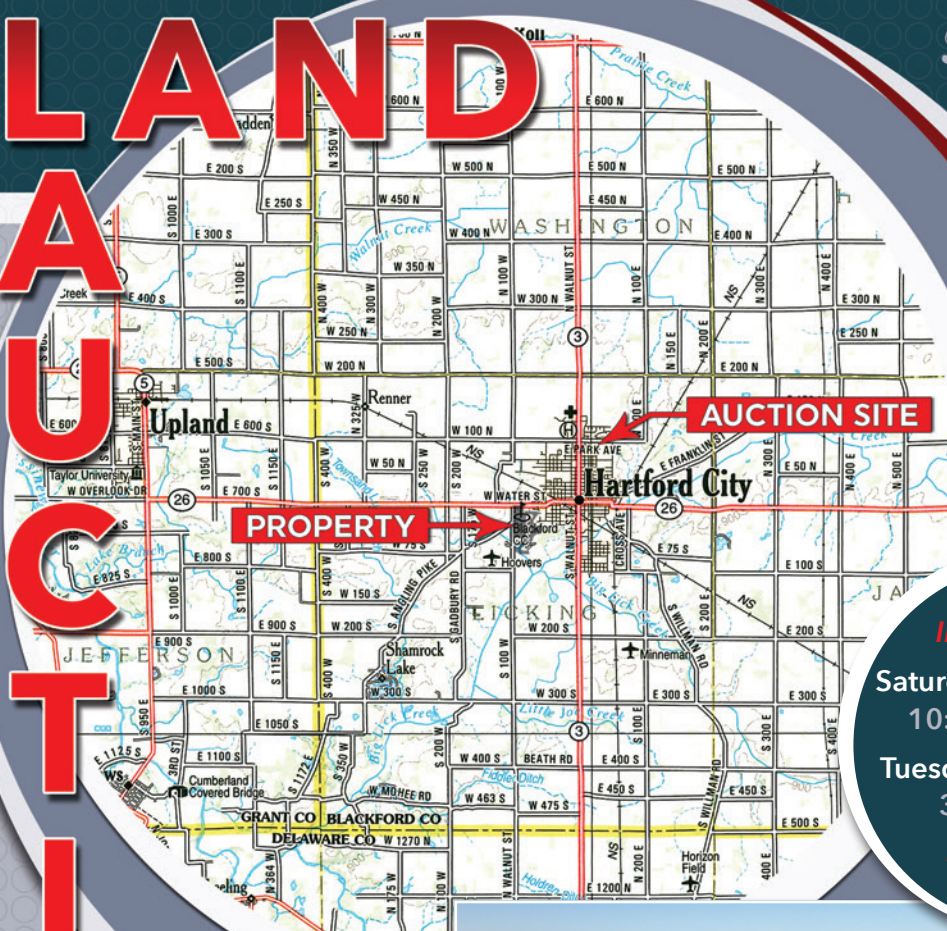
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LAND AUCTION LOCATION

Property Location
Blackford County, IN
1605 W. Water St., Hartford City, IN

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held at Blackford County Fairgrounds
310 E. Park Ave., Hartford City, IN

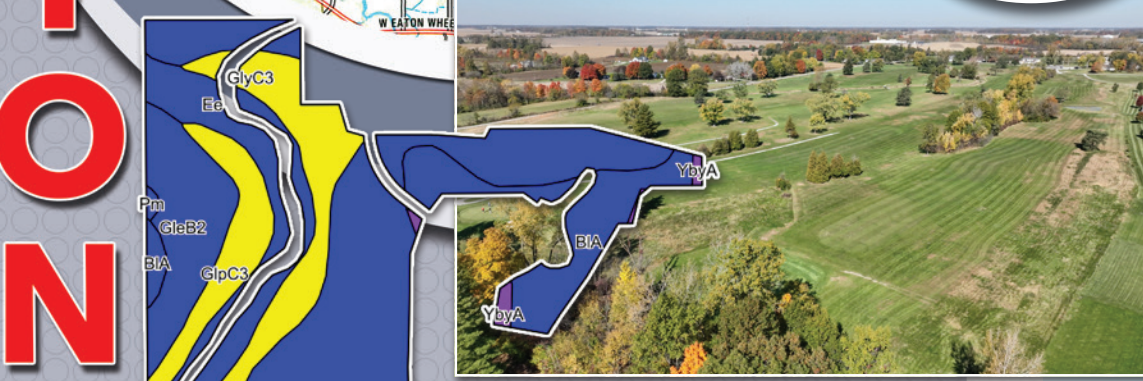


105± acres

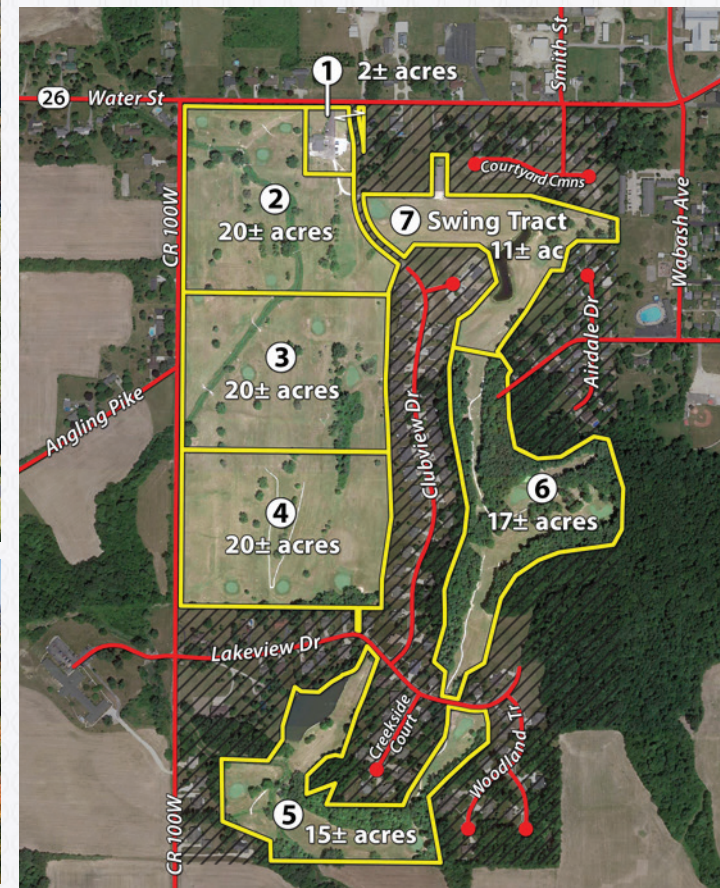
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INSPECTIONS:
Saturday, November 16
10:00am-12:00pm
Tuesday, November 19
3:00 - 5:00pm
Meet a Schrader Rep at Tract 1.



TRACTS 2, 3, 4 & 7 APPROXIMATE TILLABLE SOILS				
Code	Soils Description	Acres	Corn Bu	Soybeans Bu
GleB2	Glynwood silt loam	35.66	123	42
BIA	Blount-Glynwood thin solum complex	11.56	131	44
GlyC3	Glynwood-Mississinewa clay loams	8.13	105	27
Ee	Eel clay loam	5.29	114	40
GlpC3	Glynwood clay loam	3.45	112	29
YbyA	Blount-Urban land-Glynwood complex	0.44		
Pm	Pewamo silty clay	0.12	153	43
YgeB2	Glynwood-Urban land complex	0.07		
Weighted Average			119.9	39.3



- TRACT 1: 2± Acres** included is the clubhouse, restaurant and bar.
- TRACT 2: 20± Acres** with road frontage on Water St & CR 100W. Has development potential.
- TRACT 3: 20± Acres** with road frontage on CR 100W. Has development potential.
- TRACT 4: 20± Acres** with road frontage on CR 100W. Has development potential.
- TRACT 5: 15± Acres** with access from Lakeview Dr. Recreational land, pond, and development potential.
- TRACT 6: 17± Acres** with access from Lakeview Dr. Recreational land, pond and development potential.
- TRACT 7: Swing Tract 11± Acres** Partly tillable and pond. Included is the maintenance building. Must be combined with tract another tract or neighboring property.

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total 105± 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.

BROKER PARTICIPATION: Any broker actively licensed in the

State of Indiana who properly registers the successful high bidder can earn a Buyer Broker Fee at settlement by the Seller. Broker must follow Schrader Guidelines and register on a Schrader Real Estate & Auction Co., Inc. Buyer Broker form available at www.schraderauction.com or by calling 1-800-451-2709.

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 shall be prorated to the date of closing.

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.

Owner: Blackford Golf Club (Lort Services, Inc.)

Auction Manager: Al Pfister • 260.760.8922

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THE ORIGINAL MULTI-TRACT AUCTIONS

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