

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725



AUCTION MANAGERS:

DREW LAMLE,
260-609-4926

GENE KLINGAMAN,
260-229-2401

Drew Lamle, AU12100017
Eugene D. Klingaman, AU01045485
Schrader Real Estate and Auction Company, Inc.,
AC63001504

Follow us on: [Facebook](#) [Twitter](#) [YouTube](#) [App Store](#) [Google Play](#) **Get our iOS App**



800-451-2709
SchraderAuction.com

JANUARY 2025						
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	

190± Acres AUCTION 
Offered in 5 Tracts Or Any Combinations of Tracts
Whitley County, IN

Union Township, Whitley County, IN

190± Acres AUCTION 

190± Acres Offered in 5 Tracts Or Any Combinations of Tracts

- Nearly all Tillable Farmland
- 183.86± USDA Tillable Cropland acres
- Tracts Ranging in Size from 4± to 76± acres
- Conveniently Located .5 Miles South of US 30
 - 7± miles East of Columbia City
 - 10± Miles West of Fort Wayne
- Future Development Potential / Sewer located along 300 S (North of Tracts 1 & 2)



800-451-2709
SchraderAuction.com

190± Acres AUCTION 
Offered in 5 Tracts Or Any Combinations of Tracts
Union Township, Whitley County, IN

- Nearly all Tillable Farmland
- 183.86± USDA Tillable Cropland acres
- Tracts Ranging in Size from 4± to 76± acres
- Conveniently Located .5 Miles South of US 30
 - 7± miles East of Columbia City
 - 10± Miles West of Fort Wayne
- Future Development Potential / Sewer located along 300 S (North of Tracts 1 & 2)



800-451-2709
SchraderAuction.com

WEDNESDAY, JANUARY 29th • 6PM



Southeast Corner



Tract 2



Northeast Corner - Tract 1

WEDNESDAY, JANUARY 29th • 6PM

Held at the Whitley County 4-H Fairgrounds - Community Center

Union Township, Whitley County, IN

Farmland AUCTION



WEDNESDAY, JANUARY 29th • 6PM

190± Acres

Offered in 5 Tracts
Or Any Combinations of Tracts

INSPECTION DATES:
Friday, January 3rd • 3-5 pm
Tuesday, January 21st • 3-5 pm
Please meet a Schrader Representative on Tract 2

AUCTION LOCATION: Whitley County 4-H Fairgrounds - Community Center

ADDRESS: 680 W Squawbuck Rd, Columbia City IN 46725

PROPERTY DIRECTIONS: From the intersection of US 30 and S 600 E: Travel South on 600 E for .8 miles and Tracts 3-5 will be on the right (west). To Tracts 1 and 2 Travel south on 600 E from the US-30 intersection for .5 miles to E 300 S. Turn right (west) and the property will begin on the left (south) in .3 miles.

TRACT DESCRIPTIONS:

TRACT 1: 10± ACRE potential building site located between Columbia City and Fort Wayne with abundant road frontage on County Road 300 S. Sewer is located along 300 S on the north side of the road. Don't miss this opportunity to purchase your dream estate.

TRACT 2: 60± ACRES of nearly all tillable farmland with good access along Country Road 300 S. A drainage ditch borders this tract on the south end providing a great drainage outlet. There is an installed ditch crossing at the southeast corner of Tract 2 that provides access across the drainage ditch to Tract 3. Study the opportunity to combine Tract 2 with Tracts 3-5 for 180± nearly all tillable acres.

TRACT 3: 40± ACRES of tillable farmland that is situated along S 600 E with level access near the northeast corner. The Predominant soil types included Rawson and Sebewa Loams.

Tract 4: 76± Acres of tillable farmland that provides an efficient farming opportunity. At its longest point it is .75 miles from east to west. Study the opportunity to combine with Tracts 3 and 5 for a contiguous 120± tillable acres.

TRACT 5: 4± ACRES that could be a premier rural building site. This tract has a gradual elevation change to the western most boundary that could provide for an ideal elevated building site!

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



Tracts 3 & 4



Tracts 1-4



SELLERS: Jason and Kimberly Lauer
AUCTION MANAGERS: Drew Lamle, 260-609-4926 & Gene Klingaman, 260-229-2401

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.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 190±/- acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer.
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: The 2024 real estate taxes due in 2025 will be paid by the seller. All real estate taxes thereafter will be the responsibility of the buyer.

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 & 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.



800-451-2709 • SchraderAuction.com