



SCHRADER
Real Estate and Auction Company, Inc.
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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						

Auction Manager:

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SchraderAuction.com



LAND AUCTION

Monday, December 11 • 6pm

at Eagles Nest Event Center, Columbia City, IN • online bidding available

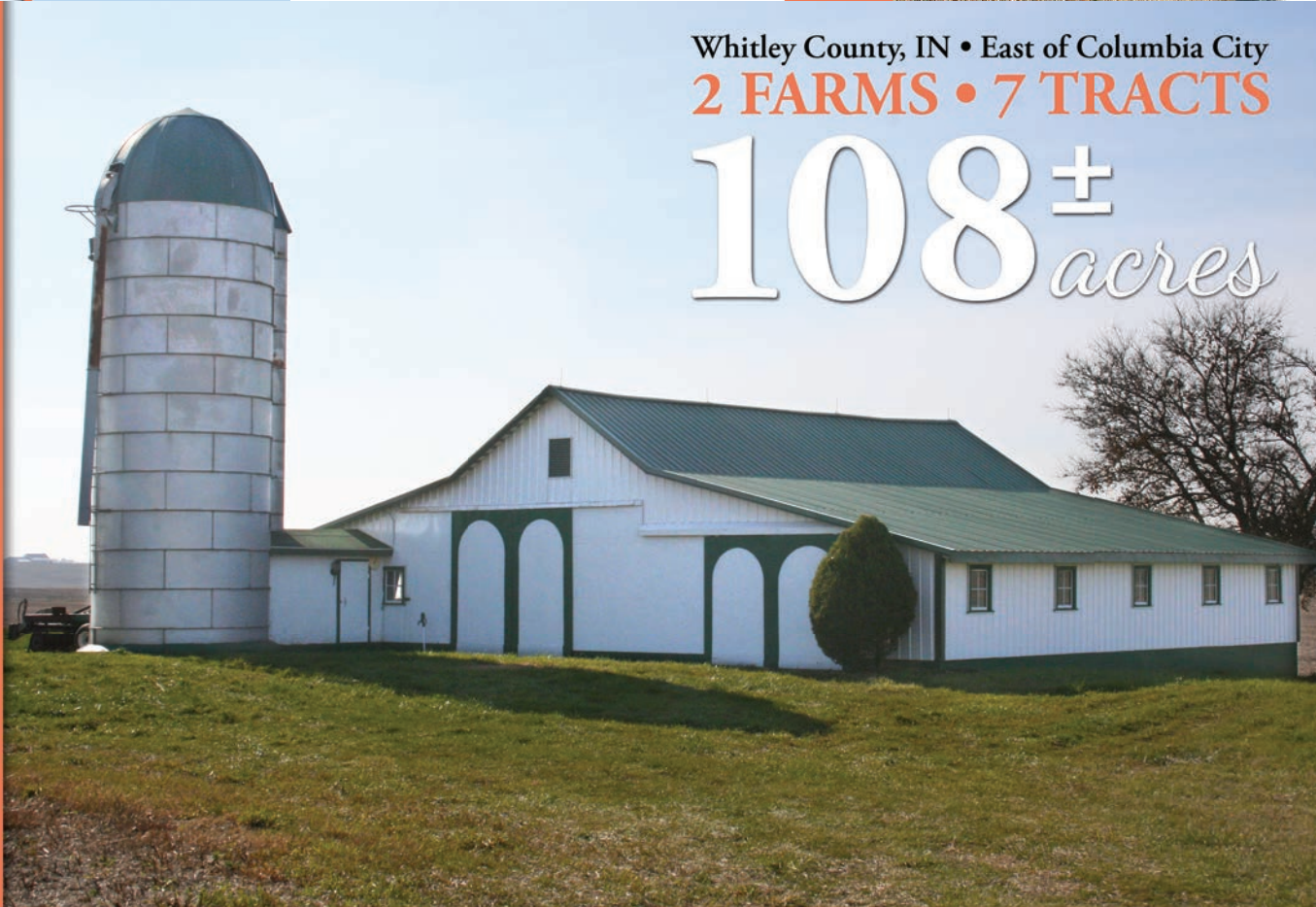


LAND AUCTION

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Whitley County, IN • East of Columbia City
2 FARMS • 7 TRACTS

108± acres



LAND AUCTION

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FARM A • 72.58± ACRES
FARM B • 35.6± ACRES

- 2018 Farming Rights
- 5± acres Possible Building Sites
- Minutes from Fort Wayne
- Excellent County Location



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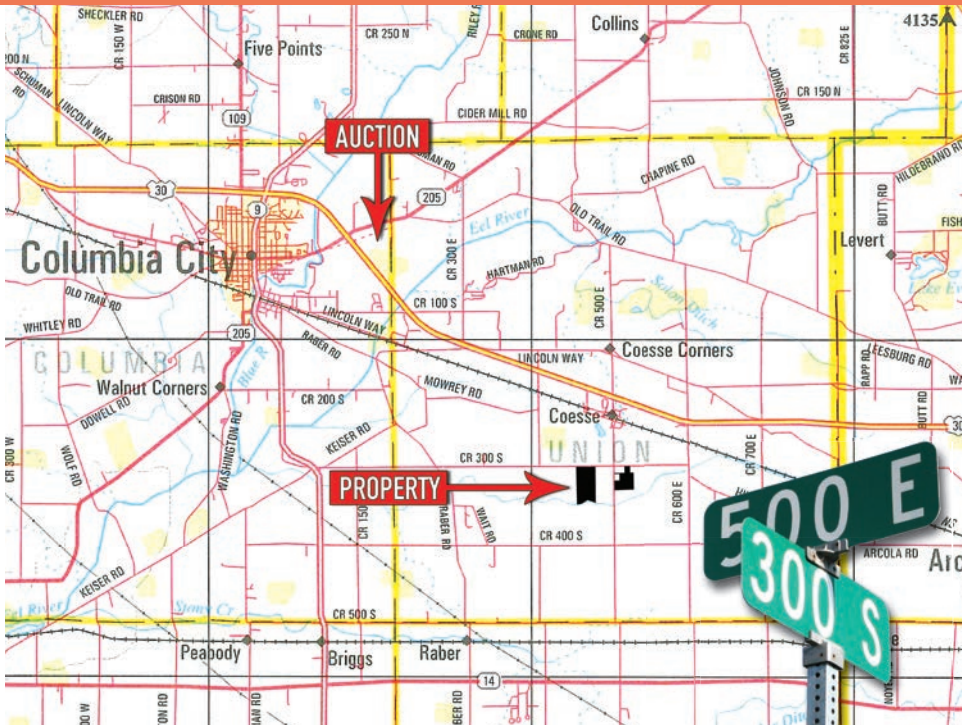
2 FARMS • 7 TRACTS

108±
acres

AUCTION LOCATION: Eagles Nest Event Center, 125 S Eagle Glen Trl, Columbia City, IN (just east of Columbia City off St. Rd. 205)

PROPERTY DIRECTIONS:

Farm B: From Columbia City, travel approx. 4.5 miles east on US 30 to CR 500E (Coesse), then travel south (right) on 500E approx. 1 mile to CR 300S, property on left. Road frontage on 500E & 300S. **Farm A:** turn west (right) on 300S, travel approx. 3/10 of a mile to property on left.



Tract 4



FARM A • 72.58± ACRES

TRACT 1: 50.58± acres, all tillable. Gently rolling farmland, some Pewamo and Rensselaer soils. Updated drainage.

TRACT 2: 20± acres, all tillable. Gently rolling. Good producing. Updated drainage.

TRACT 3: 2± acres, includes corn crib, barn with added lean-tos. Barn has recent updated roof and steel siding. Beautiful country setting for possible building site. Combine with Tract 2 for 22 acre mini farm.

TRACT 4: 20± acres, all tillable. Soils mostly Blount and Morley. Combine with swing tract 6 & 7 for 30± tillable acres with possible future building sites.

FARM B • 35.6± ACRES

TRACT 5: 5.3± acres with frontage on CR 300S. Possible building site. Owned access to CR 500E. For larger building site combine with either swing tract.

TRACT 6 (SWING TRACT): 5.4± acres, gently rolling. Combine with Tracts 4, 6 or 7 to design your parcel of land that fits your needs.

TRACT 7 (SWING TRACT): 4.9± acres, gently rolling tillable land. Future building site.

OWNER: Stockamp Ranch, Tom & Laurel Stockamp



*Walk-over
inspections
welcomed*



CR 300S Road Frontage



Tract 3



Tract 5



Tract 5 access on CR 500E



Tract 1



Tract 2



Tract 7

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AUCTION MANAGER: Ritter Cox • 260.609.3306
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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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Terms and Conditions:

PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts and as a total unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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.
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 balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable

closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the installment due in the fall of 2018 and thereafter.
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.