

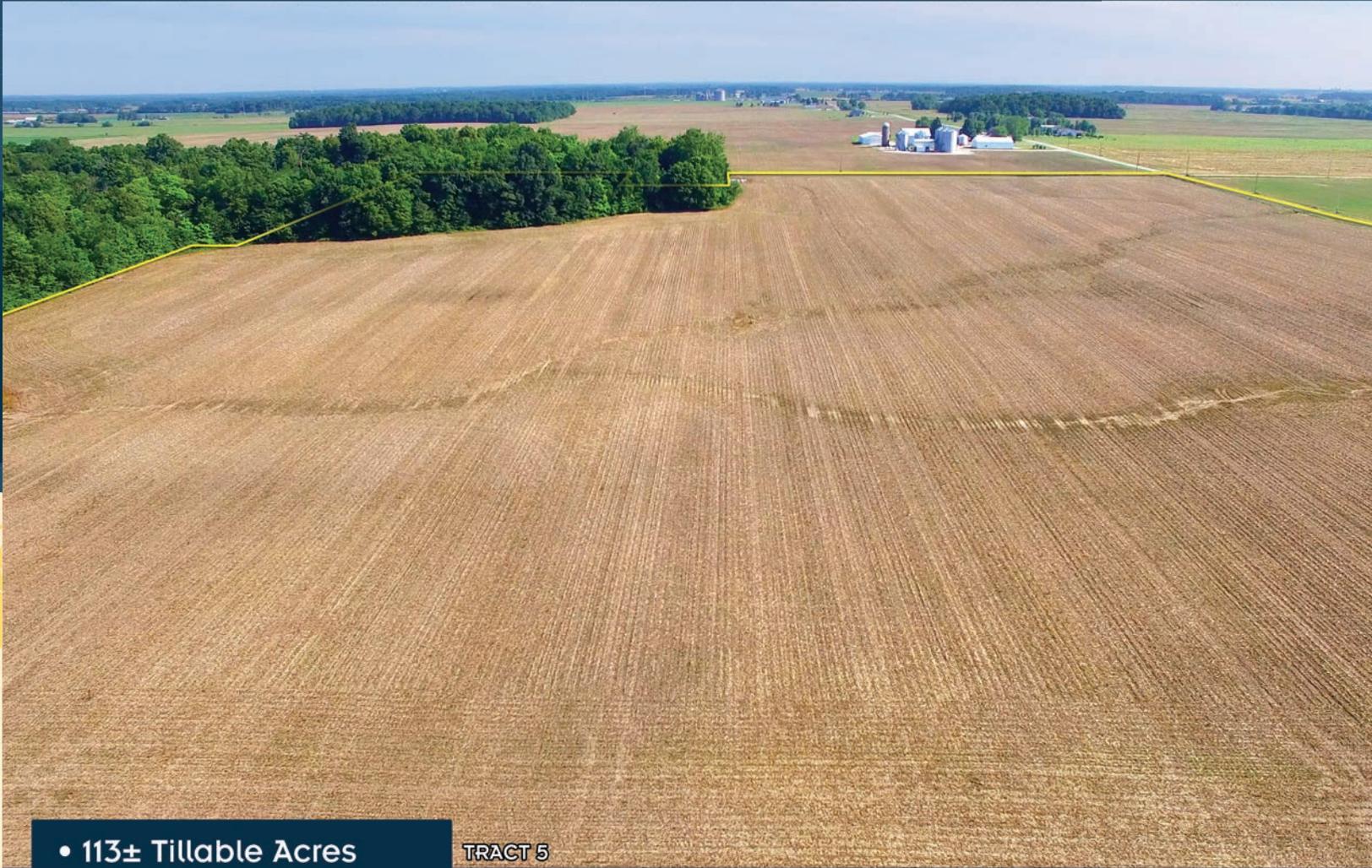
LAND AUCTION 156[±] acres

Just a short distance from SR 14, Fort Wayne and Columbia City

offered in
5 Tracts
from 15[±] to
43[±] acres

MONDAY, AUGUST 19 AT 6PM

held at the Eagles Nest Event Center, Columbia City, IN  Online Bidding Available



TRACT 5

- 113[±] Tillable Acres
- Productive Farmland
- Wooded Recreational
- Potential Building Sites



800.451.2709
SchraderAuction.com



TRACT 5



TRACT 4

Jefferson Township, Whitley County, Indiana

LAND AUCTION 156± acres

MONDAY, AUGUST 19 AT 6PM

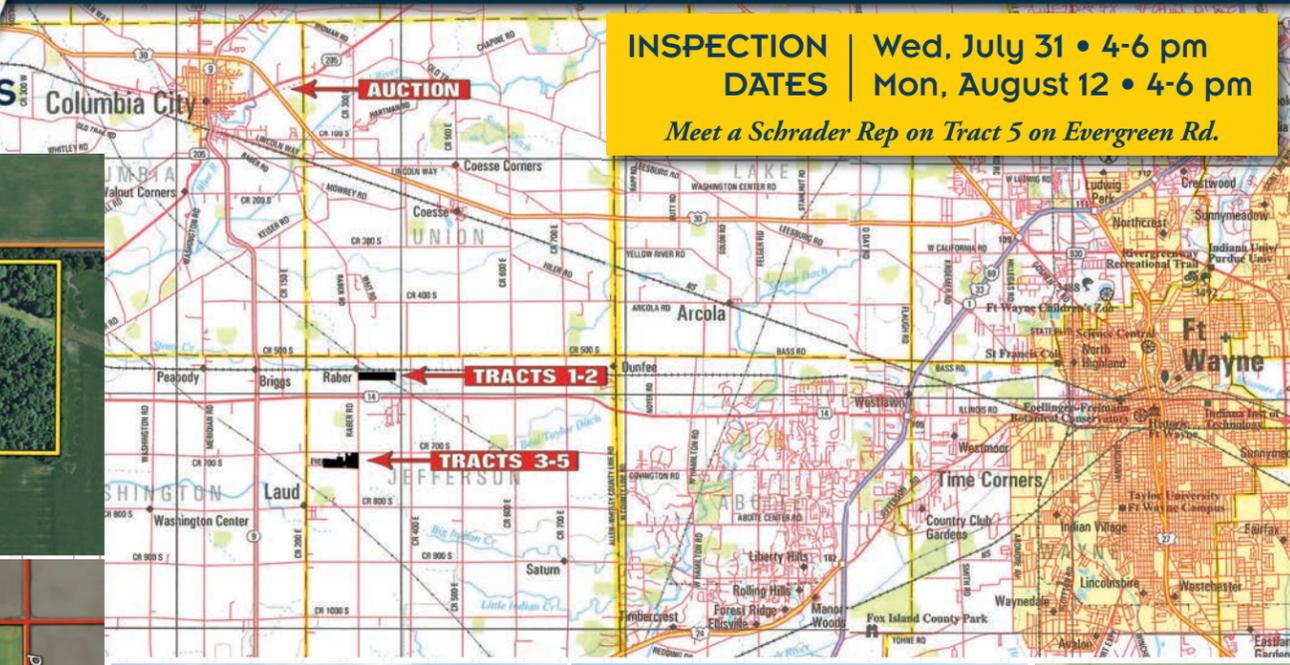
Jefferson Township, Whitley County, Indiana

offered in 5 Tracts

held at the Eagles Nest Event Center, Columbia City, IN Online Bidding Available

INSPECTION DATES | Wed, July 31 • 4-6 pm
Mon, August 12 • 4-6 pm
Meet a Schrader Rep on Tract 5 on Evergreen Rd.

PROPERTY DIRECTIONS:
TRACTS 1-2 - From the intersection of SR 9 and SR 14 travel east on SR 9 for approx. 2 miles to Raber Rd. Turn north on Raber Rd. and travel .4 miles to the property on the right side of the road.
TRACTS 3-5 - From the intersection of SR 9 and SR 14 travel east on SR 9 for approx. 1 mile to CR 200 E. Turn south on CR 200 E and travel approx. 1.25 miles to Evergreen Rd. Turn east on Evergreen Rd. and travel 0.5 miles to the property on the left side of the road.
AUCTION LOCATION: Eagles Nest Event Center, 125 S Eagle Glen Trail, Columbia City, IN, located in Eagle Glen Golf Course. Just north of US 30 on SR 205 to the Eagle Glen Subdivision.



TRACT 1: 40± acres of productive farmland, consisting of mainly Pewamo and Glynwood soils. Frontage on Raber Rd.

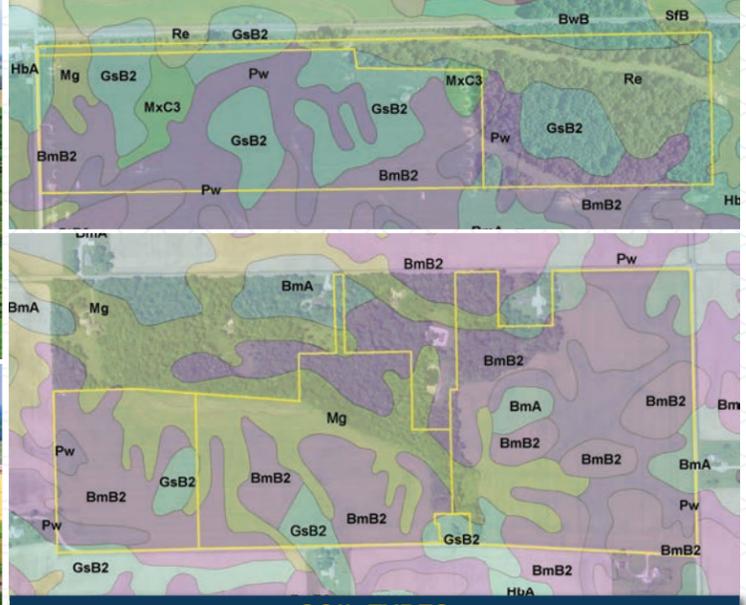
TRACT 2: 29± acres consisting of mainly wooded land with a creek running through the property. An excellent recreation tract! 50' of frontage on Raber Rd.

TRACT 3: 15± acres of productive farmland, consisting of primarily Blount and Mermill Soils. Investigate the potential for a country building site! Frontage on Evergreen Rd.

TRACT 4: 29± acres containing an excellent mixture of productive tillable and wooded land, primarily Mermill and Blount soils. This tract provides income producing farmland, along with possible building sites! Frontage on Evergreen Rd.

TRACT 5: 43± acres consisting of productive farmland along with 4.5± of woods. Pewamo and Blount soils. Possible country building site! Frontage on E 700 S, Raber Rd and Evergreen Rd.

OWNER: Real Estate Resources, Inc.
For more information, call or visit our website.



SOIL TYPES			
CODE	SOIL NAME	CODE	SOIL NAME
BmA	Boyer sandy loam, 0 to 2% slopes	Mg	Mermill loam
BmB2	Blount silt loam, 1 to 4% slopes	MxC3	Morley clay loam, 6 to 12% slopes
BwB	Boyer sandy loam, 1 to 6% slopes	Pw	Pewamo silty clay, 0 to 1% slopes
GsB2	Glynwood loam, 2 to 6% slopes	Re	Rensselaer loam, 0 to 1% slopes
HbA	Haskings loam, 0 to 3% slopes	SfB	Seward loamy fine sand, 2 to 6% slopes

75th ANNIVERSARY
Since 1944 **SCHRADER**
800.451.2709
SchraderAuction.com

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 156-acre unit. 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 cashiers 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 owners 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 approx. September 19th, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession is at closing, subject to farm tenants

rights to harvest 2019 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2021 and thereafter.
RENT: The Buyer(s) shall receive a \$40 per acre credit at closing for all tillable acres.
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 Bidders 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 Sellers option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller. President of Schrader Real Estate and Auction Company, Inc. is president of Real Estate Resources, Inc.
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.