800.451.2709 • www.SchraderAuction.com



• Plenty of Road Frontage

ONLINE BIDDING AVAILABLE

Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN

EXEMPLE STATE AUCTION

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SCHRADER

Real Estate and Auction Company, Inc. AU10100108, AU08801377 3E0002FFUA,402F00E8DA

moo.noitouAtabetho.Vwww • 6072.124.008 950 N Liberty Dr Columbia City, IN 46725 Corporate Headquarters:

Roger Diehm • 260.318.2770, Mark Smithson • 765.74.1846 :wappung II wapput

& Combinations Offered in 12 Tract

& Dean Rummel 260.343.8511

combination of tracts & as a total legal descriptions. & have been estimated based on current legal descriptions PROCEDURE: Property will be offered in 12 individual tracts, any ACREAGE: All tract acreages, dimensions, & proposed boundaries are

sure you have arranged financing, if needed, & are capable of paying title insurance. Combination purchases will receive a perimeter check. YOUR BIDDING IS NOT CONDITIONEL UPON FINANCING, so be performed shall be at the Seller's option & sufficient for providing be made in the form of cashier's check, personal check, or corporate each pay half (50:50) of the cost of the survey. The type of survey individual tracts or combinations of tracts. The down payment may be determined solely by the Seller. Seller & successful bidder shall Ileda year of the day of aution for the day of auction for the tract division in this auction. Any need for a new survey shall existing legal description or where new boundaries are created by determined by the Auctioneer. Bids on tracts, tract combinations & SuRVEY: The Seller shall provide a new survey where there is no open bidding on all tracts & combinations during the auction as and/or aerial photos.

to enter into Purchase Agreements at the auction site immediately representatives are exclusive agents of the Seller. Acceptance of BID PRICES: All successful bidders will be required AGENCY: Schrader Real Estate & Auction Company

evidence of title: Seller shall provide an owner's title insurance outlined in the Purchase Agreement. The property is being sold on brochure & conditions are subject to the terms & conditions following the close of the auction. All final bid prices are subject to DISCLAIMER & ABSENCE OF WARRANTIES. All info contained in this

or ner own independent inspections, investigations, inquiries, & due are approx. Each potential bidder is responsible for conducting his CLOSING: The targeted closing date will be approx. 30 days after the or the Auction Company. All sketches & dimensions in the brochure expressed or implied, concerning the property is made by the seller an "SS 15, WHERE IS" basis, & no warranty or representation, either

Inspection dates have been scheduled & will be staffed w/auction question as to the person's credentials, httness, etc. All decisions of investigations, inquiries & due diligence concerning the property. reserve the right to preclude any person from bidding it there is any conducting, at their own risk, their own independent inspections, direction & discretion of the Auctioneer. The Seller & Selling Agents PROPERTY INSPECTION: Each potential Bidder is responsible for Company. Conduct of the auction & increments of bidding are at the accuracy, etrors, or omissions is assumed by the Seller or the Auction protect to verification by a second of the s evidence and solution of the second sec

be deemed an invitee of the property by virtue of the offering of the **OTHER ORAL STATEMENTS MADE.** And a state of the property is the property of the property is the state of the property of th personnel. Further, Seller disclaims any & all responsibility for Bidder's the Auctioneer are final. ANA NNOUNAEMENT OF OF OF OF -for a distribution of the second of the se

POSSESSION: Possession is at closing.

DEED: Seller shall provide Warranty Deed(s).

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the Sellers' acceptance or rejection.

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TERMS & CONDITIONS

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BEAL ESTATE AUCTION FARMS

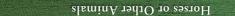
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2021 Crop

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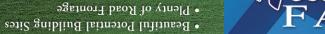


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· Mostly Pattern Tiled



Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN

the Buyer!

• Just 30 Minutes from Fort Wayne, Indiana

• Pastures and Fencing, Perfect for Livestock,

• Mostly Tillable with Rolling Land and Woods



• East Central Indiana

• Mostly Pattern Tiled

Horses or Other Animals

• Beautiful Potential Building Sites



Jay County, Indiana MS REAL ESTATE AUCTION



Jay County, Indiana MS REAL ESTATE AUCTION

Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN



Auction Locations Lions Club Civic Center • 307 E 100 N Portland, IN 47371

Phonostin Boodings 9089 W Balbec Rd Pennville, IN 47369 . From SR #1 go East on W Balbec Rd & West on 650 N in Jay County to properties.



• EC Indiana • Just 30 Minutes from Fort Wayne, IN • Pastures & Fencing, Perfect for Livestock, Horses or Other Animals • Mostly Tillable w/Rolling Land and Woods • Mostly Pattern Tiled • Beautiful Potential Building Sites • Plenty of Road Frontage

These tracts have great savings for anyone that wants or has livestock, horses, or other animals as these tracts are already fenced, have water & electric on many. The tracts are mostly tillable & have potential as a building site for your new home

TRACT 1: 95± ACRES All tillable w/irrigation & lift station. Tract has road access onto SR 1 & is mostly pattern tiled.

TRACT 2: 33± ACRES Includes 60'x120' 3-sided cattle barn, waterers, concrete lot, electric, w/fence, well, & livestock chute. Potential building site. TRACT 3: 60± ACRES Beautiful tract consisting of a 2,214 sq. ft., 3-story brick home w/a 21/2 attached garage, 2 ponds & 1 pavilion. Home has 4 bedrooms, 11/2 baths, hot water heat & crawl space. Also included is a 34'x60' heated show barn w/10' ceilings, 4 waterers & overhead door, a 42'x62' bank barn, 26'x40' office garage w/overhead doors, 14'x14' red garden shed, 24'x40' heated hobby workshop, 54'x72'x14' high for hay storage & workshop w/sliding doors & overhead door. Tract is mostly pattern tiled. Bidding on this tract must be on an individual basis & cannot be combined w/other auction tracts. TRACT 4: 38± ACRES very secluded w/ an estimated 100' of road frontage on Balbec Rd & a lane that goes back approx. 900'. Presently, this tract is a pasture field. Great land for pasture. Tract is mostly pattern tiled.

TRACT 5: 66.5± ACRES (SWING TRACT) can only be purchased by an adjoining property owner or combination of property that has road frontage. Tract also includes a lift station & is mostly pattern tiled.

TRACT 6: 3.5± ACRES w/approx. 255' of frontage on Balbec Rd. This Tract is level & a potential building site.

TRACT 7: 24.5± ACRES w/an estimated 1060' of frontage on Balbec Rd & 720' of frontage on a gravel road. This is a rolling parcel that is fenced & seeded to alfalfa. Potential building site. Tract is mostly pattern tiled.

TRACT 8: 27.5± ACRES w/road frontage & some roll. This is a pasture field presently w/a corral & chute, fence, pond, electric, well & some woods. Potential building site. Tract has a fair amount of drainage tile installed.





TRACT 9: 25± ACRES w/about 1,055 of road frontage. Rolling pasture field w/fence. Parcel has electric, corral, well, cow & calf shed. Potential building site. TRACT 10: 21± ACRES w/an estimated 1,085' of road frontage. This parcel has some woods & a

fence. Potential building site.

TRACT 11: 26.5± ACRES w/approx. 860' blacktop road frontage. This parcel is presently a nice rolling pasture field & has a small wooded area. Potential building site. TRACT 12: 26.5± ACRES w/about 550' of blacktop road frontage. This tract has rolling land w/a fence, pasture field, livestock chute, corral, well & electric. Potential building site.

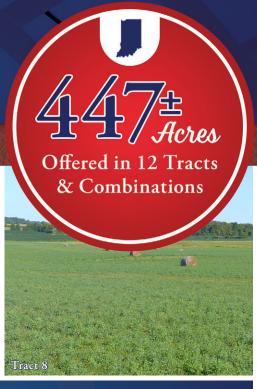




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Zaning: Agriculture/Residential School Divide: High School - Jay County Jr./Sr. School & Elementary - Bloomfield