

Whitley County, Indiana



63±
Acres
Offered in 4 Tracts

TRACT 1

**Tuesday,
April 27th
6 pm**

- Building Sites
- Tillable Land
- Wooded Land
- 2021 Farming Rights
- Sewer Available

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real estate
Auction

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
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Columbia City, IN 46725

Auction Managers:
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260-609-3306
Tim Kreider,
260-413-8008

AC63001504, AU08600254, AU19500010



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APRIL 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				7	8	9
4	5	6		13	14	15
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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Whitley County, Indiana • Jefferson Twp.

TRACT 2

63± Acres

Offered in 4 Tracts

**Tuesday,
April 27th
6 pm**

PROPERTY LOCATION

From Columbia City:

Travel south on St. Rd. 9 approx. 5.5 miles to St. Rd. 14, then (left) east approx. 6 miles to Co. Rd. 700E, then (right) south approx. 1.5 mile to property.

OR from Ft. Wayne: Travel west on St. Rd. 14 approx. 7 mile to Co. Rd. 700E, then (left) south approx. 1.5 mile to auction.

AUCTION LOCATION:

**Saturn Christian Church,
6731 E 800 S, Columbia
City, IN 46725.**



**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.

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TRACTS 1-4



RD FRONTAGE 700 E



RD FRONTAGE 800 S

INSPECTION DATES:

Thursday, April 15 • 4 - 6pm

Saturday, April 17 • 9 - 11am

Sunday, April 25 • 1 - 3pm



TRACT 3

BUILDINGS TO BE REMOVED, LOCATED ON ADJOINING PROPERTY.

Call Auction Managers for details.

BUILDING 1: 40'X64'X14' POLE BARN built in 2015, 40'x40' insulated shop part w/ steel liner and ceiling. 20'x24' storage area w/OSB on east wall, 14' inside OHD, 12'x12' OHD on west end, (2) 12'x12' OHD on east end. Electrical included, siding is screw on (excellent opportunity).

BUILDING 2: 45'X72'X12' MORTON POLE BARN, center raised trusses, 17.5'x13' east end door, (2) 17'x11' sliding doors on south side, 4'x8' sliding door on north side, 1 entry door. Call for details.

See More Photos on Website!



BUILDING 1



BUILDING 2

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 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 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. If Tract 3 and/or Tract 4 sell apart from Tract 2, they will be subject to final plat approval, closing may be approximately 90 days.

POSSESSION: Possession at closing or for tillable land immediate with additional 10% down payment and liability coverage.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the installment due in the Spring 2022.

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.

SCHRADER
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OWNERS: Edward A. Leeuw Revocable Trust
SALE MANAGERS: Ritter Cox 260-609-3306 • Tim Kreider 260-413-8008

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