

Monday, November 15 • 6pm

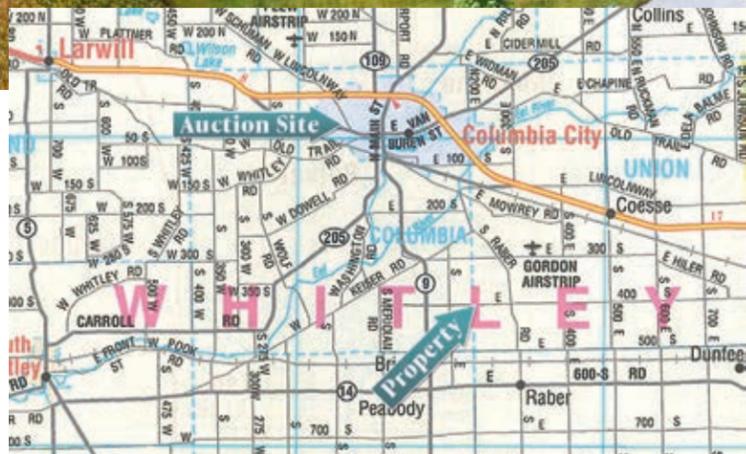
Auction Held at the Columbia City 4-H Community Center

134[±]

Offered in 5 Tracts or Combinations

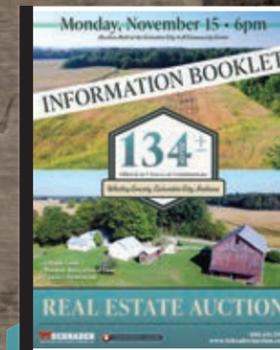
Whitley County, Columbia City, Indiana

- Tillable Land
- Wooded, Recreational Land
- Country Homestead



Auction Location: 4-H Community Center • 680 Squawbuck Rd Columbia City, IN 46725

Property Location: 2030 E 400 S Columbia City, IN 46725
• Approximately 3 miles south of Columbia City, IN or 2 miles north of SR 14 on SR 9 to CR 400S, then east 1½ miles to the property.



Contact the Auction Company for a detailed Information Booklet with additional due diligence materials, including: soil maps, tax & FSA details, etc.



Inspection Dates:
Mon, Oct. 18 • 4-6pm &
Sat, Oct. 23 • 9-11am

Tract 1: 37± acres with frontage on CR 400 S. 34± productive tillable acres with Morley, Coesse & Saranac soils.

Tract 2: 59± acres with approx. 170' of frontage on CR 400 S. 56± acres with primarily Morley, Glynwood, Haskins, Penamo & Saranac soils. Consider combining Tracts 1 & 2 for 90± productive tillable acres.

Tract 3: 26± acres with approx. 165' of frontage on CR 400 S. This tract consists of approx. 5 acres of open tillable land & the balance in mature wooded land. Great tract with hunting & recreational opportunities!

Tract 4: 2± acres country homestead with frontage on CR 400 S. The turn of the century country home is surrounded by mature trees & beautiful views. This 5 bedroom home has 2 full bath, 2 half baths & a mother-in-law suite. The 2 car attached garage & several outbuildings present lots of opportunities.

Tract 5: 10.5± acres "Swing Tract". This Tract is mostly all tillable. Consider combining with Tract 4 and/or Tract 3 to create your own mini-farmstead with endless possibilities!

Owner: Wilma J. Miller Irrevocable Trust

Auction Manager: Arden Schrader • 260.229.2442

REAL ESTATE AUCTION



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.

800.451.2709

www.SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts & as a total 134± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.

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 Trustee's Deed(s).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession of the wooded land possible at closing. Possession of tillable acres subject to the harvest of the 2021 crop. Possession of the home is 60 days after closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in May of 2023 & thereafter. Seller to pay taxes for the 2021 calendar year due & payable in 2022 by giving the Buyer(s) a credit at closing.

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.**