

7± Miles East of Columbia City  
10± Miles West of Fort Wayne/I-69

Whitley County, Indiana - Near Columbia City, Indiana

# IMPORTANT LAND AUCTION

Monday, November 27 • 6pm Held at the Whitley County 4-H Community Center

**126±**  
Acres  
Offered in 5 Tracts  
or Combinations



Corporate Headquarters:  
950 N Liberty Drive, Columbia City, IN 46725

Su	M	Tu	W	Th	F	Sa
		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		
NOVEMBER						



AUCTION MANAGER: Kevin Jordan • 800.451.2709  
#AC63001504, #AU10600023

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• Commercial Development Potential • Productive Tillable Farmland • Potential Building Sites • Great Location Near US-30 & Rail Connect Business Park • Rail Frontage - Potential Siding Opportunity • Water & Sewer in the Adjacent Business Park

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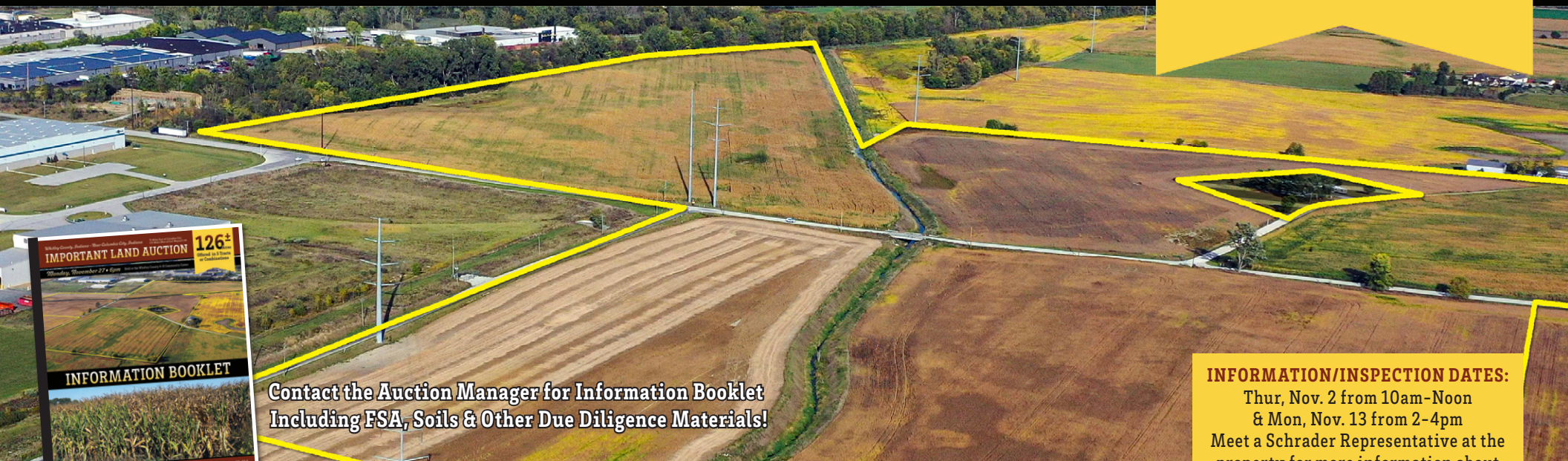
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# 126± Acres

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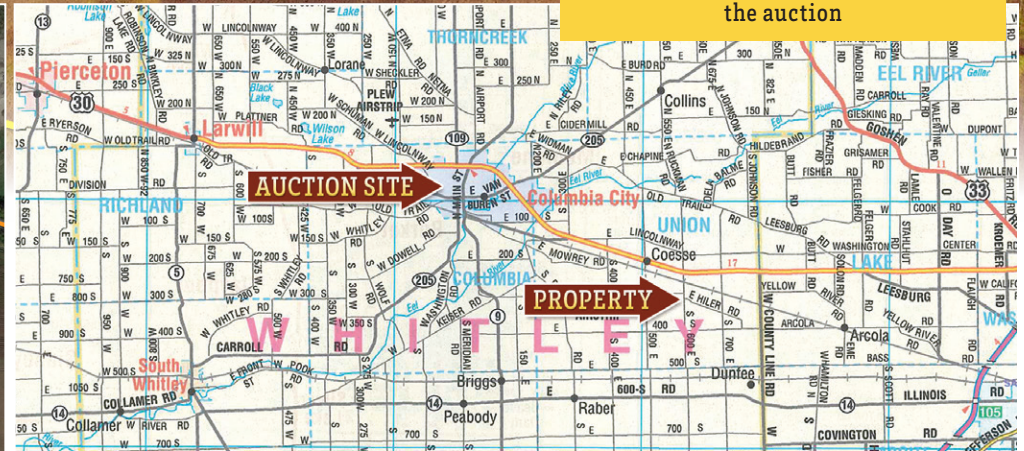
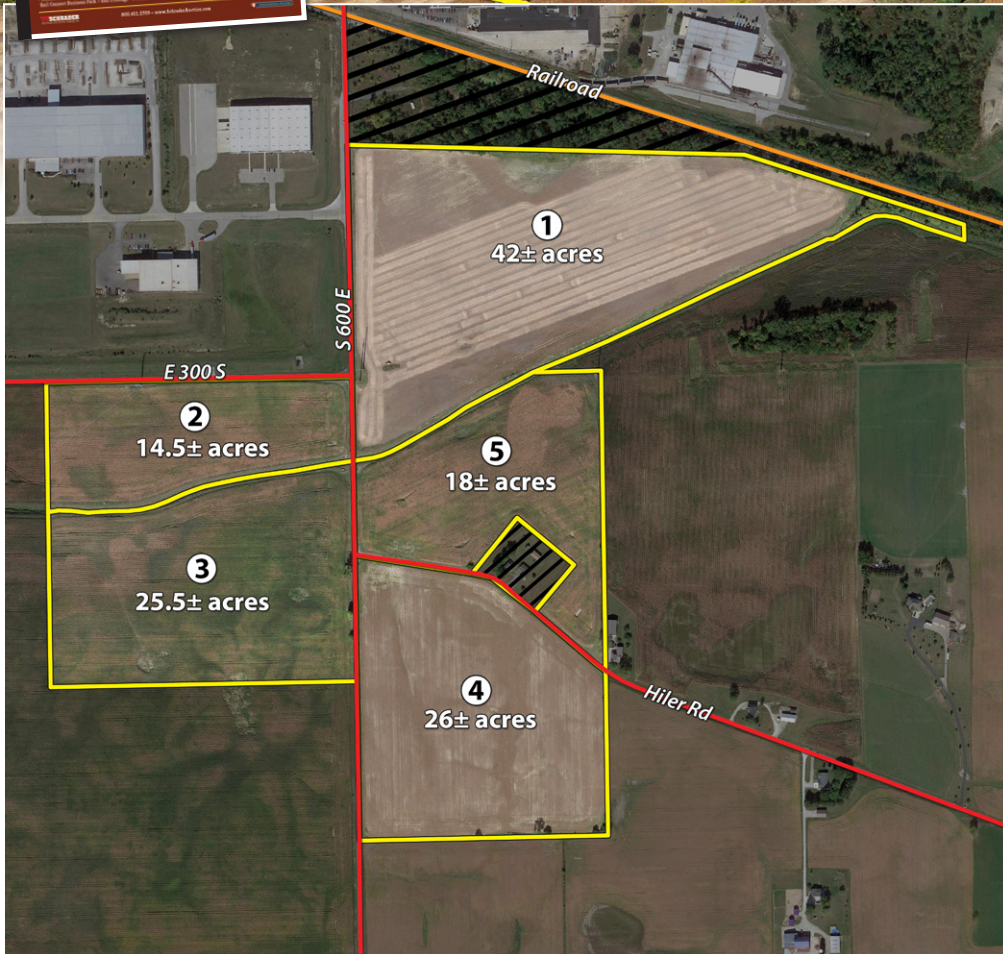
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Held at the Whitley County 4-H Community Center



Contact the Auction Manager for Information Booklet Including FSA, Soils & Other Due Diligence Materials!

**INFORMATION/INSPECTION DATES:**  
Thur, Nov. 2 from 10am-Noon  
& Mon, Nov. 13 from 2-4pm  
Meet a Schrader Representative at the property for more information about the auction



**AUCTION LOCATION:** Whitley County 4-H Community Center • 680 W Squawbuck Rd, Columbia City, IN 46725

**PROPERTY LOCATION:** From the intersection US-30 & CR 600 E (between Columbia City & Fort Wayne) travel south on CR 600 E 1/3 mile to the property directly across from Rail Connect Business Park.

### TRACT DESCRIPTIONS:

- TRACT 1 - 42± ACRES** all tillable with frontage on CR 600 E. Property adjoins rail to the north-east. Consider the development possibilities!
- TRACT 2 - 14.5± ACRES** all tillable with frontage on CR 600 E & CR 300 S.
- TRACT 3 - 25.5± ACRES** all tillable with frontage on CR 600 E. Potential building site & additional acreage in Whitley County Schools. Imagine the possibilities!
- TRACT 4 - 26± ACRES** all tillable with road frontage on CR 600 E & Hiler Roads.
- TRACT 5 - 18± ACRES** all tillable with frontage on CR 600 E & Hiler Roads.



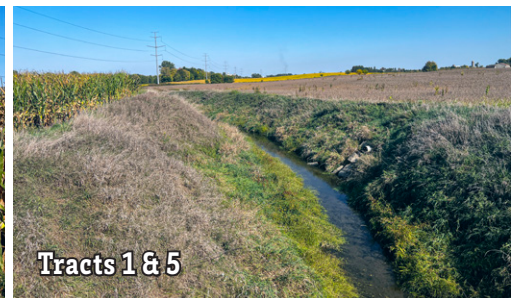
Potential Rail Access



Productive Tillable Land



Tract 1



Tracts 1 & 5



Great Road Frontage



Tract 2



Potential Building Sites



County Tiles & Drain

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OWNER: Dover Farms LLC AUCTION MANAGER: Kevin Jordan • 800.451.2709

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709  
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ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts & as a total 126± 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 Warranty Deed(s).

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

**POSSESSION:** Possession is at closing subject to harvest of 2023 crop.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ the 2024 taxes due in 2025 & thereafter.

**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.**