

# REAL ESTATE AUCTION

# 50<sup>±</sup>

Acres  
Offered in 4 Tracts



Saturday, August 31 • 10am | South Whitley, IN - Whitley County

- Tillable Land
- Very Nice Country Home

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

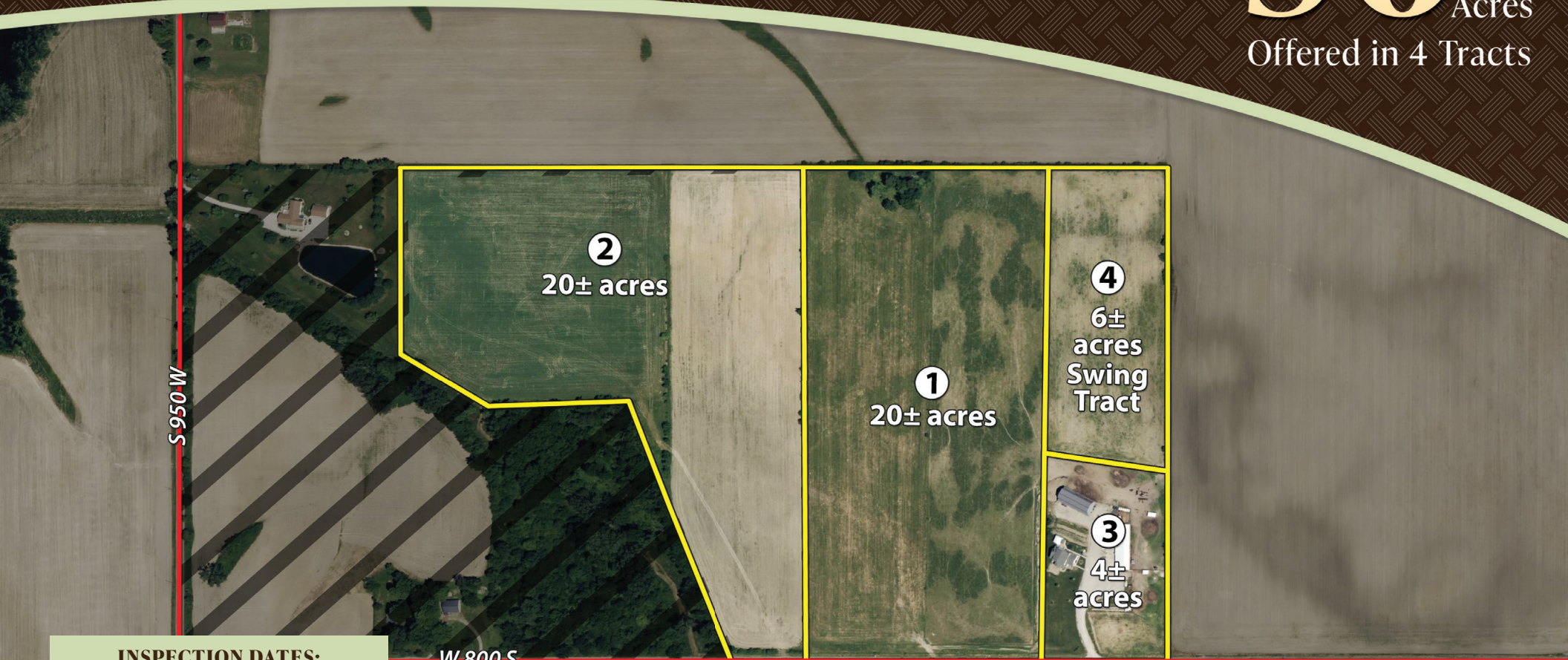
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# REAL ESTATE AUCTION

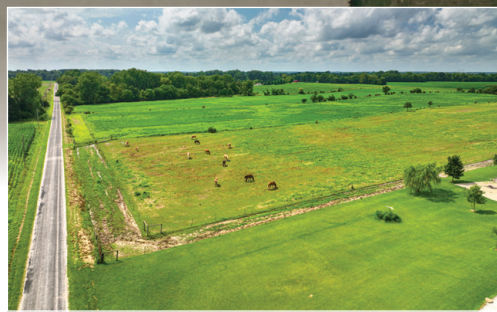
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### INSPECTION DATES:

Sat, Aug. 3 • 10am-12pm (Noon),  
Thur, Aug. 8 • 5-7pm &  
Sat, Aug. 24 • 10am-12pm (Noon)



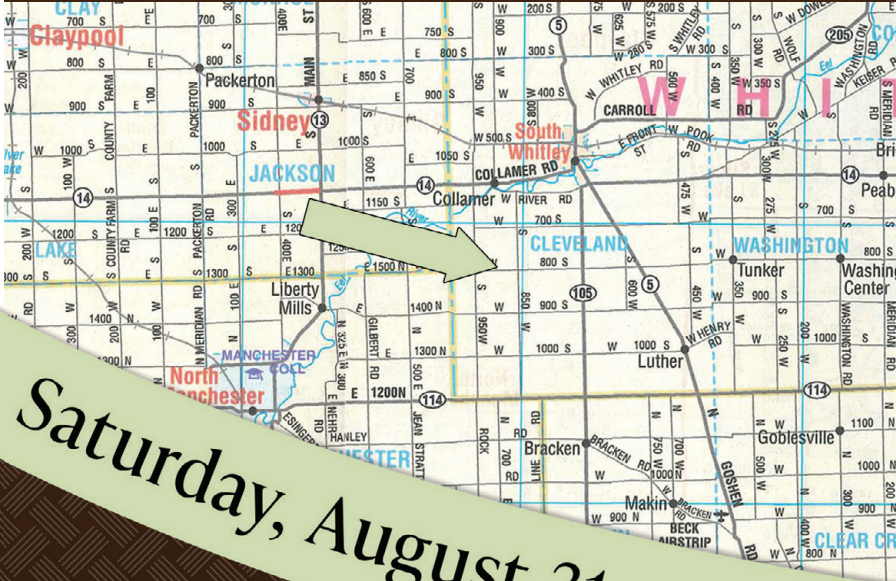
**TRACT 1: 20± ACRES** tillable productive farmland soils are Pewamo, Blount, Shoals, Sloan loam & Morley Clay.

**TRACT 2: 20± ACRES** tillable productive farmland soils are Coesse, Sloan loam, Glynwood, Blount & Shoals. Consider combining w/ Tract 1 for 40 acres of productive farmland.

**TRACT 3: 4± ACRES** w/approx. 3184 sq. ft. 2-story home w/full walkout basement. Home was built in 2008 & includes 6 bedrooms, open concept layout, very attractive oak cabinets & wood floors. Home has in-floor heat & offers outside deck w/ beautiful views. Tract also includes 36'x86' barn w/stalls, machine & buggy storage, 34'x120' income producing calf barn, 18'x40' straw shed & various small utility type buildings. Don't miss your chance for country living at its finest.

**TRACT 4: 6± ACRES "SWING TRACT"**. This tract is tillable, soils mostly Pewamo & Blount. Look at option to combine this tract w/ Tract 3 for a 10 acre mini farm or Tracts 1 & 2 for 46 acres of productive farmland.

**LOCATION (AUCTION HELD ONSITE):** 9036 W 800 S, South Whitley, IN 46787. At intersection of SR 14 & SR 105 on south side of South Whitley, travel west on SR 105 approx. 2 miles to CR 800S, then west (right) & travel approx. 2 mile to property on right OR from intersection of SR 114 & CR 850W, travel on 850W approx. 2.8 miles to CR 800S then turn west (left) approx. .5 mile to property on right.



**Saturday, August 31 • 10am | South Whitley, IN - Whitley County**

**Owners:** Aaron & Lydiann Schmucker  
**Auction Manager:** Ritter Cox • 260.609.3306

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 50± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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 of Tract 3 is at closing. Possession of Tracts 1, 2 & 4 at the completion of the 2024 harvest.

**REAL ESTATE TAXES:** Real estate taxes will be the pro-rated to the day of 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.**



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**Corporate Headquarters:**  
950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725

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South Whitley, IN - Whitley County

| <b>AUGUST</b> | 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 | <b>31</b> |

**Auction Manager:**  
Ritter Cox • 260.609.3306  
#AU08600254, #AC63001504

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