

# Land Auction 256<sup>±</sup> acres



Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGERS:**

**AL PFISTER**

260-760-8922

**R.D. SCHRADER**

800-451-2709

AC63001504, AU09200264, AU09200182



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**SchraderAuction.com**

Offered in 5 Tracts or Any Combinations of Tracts

*Wells County, IN*



SEPTEMBER 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
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					

# 256<sup>±</sup> acres

Offered in 5 Tracts or Any Combinations of Tracts

*Wells County, IN • Nottingham Township*

- Productive Land in a Great Location
- Buyer will have 2025 Farming Rights
- Frontage on Three Roads
- Tracts ranging from 7<sup>±</sup> acres to 104<sup>±</sup> acres
- Bid on individuals or any combination

*Wells County, IN • Nottingham Township*

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TRACTS 1 & 2

# Land Auction

FRIDAY, SEPTEMBER 27<sup>TH</sup> • 9:00 AM

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# Land Auction

# 256± acres

Offered in 5 Tracts or Any Combinations of Tracts  
 Wells County, IN - Nottingham Township

## FRIDAY, SEPTEMBER 27<sup>TH</sup> • 9:00 AM



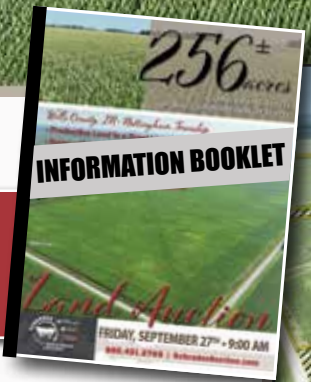
TRACT 4

**INSPECTION DATES:**  
 THURSDAY, AUGUST 29<sup>TH</sup> • 4-6 PM  
 SATURDAY, SEPTEMBER 7<sup>TH</sup> • 10 AM-12 NOON  
 Meet with a Schrader Representative at Tract 1

**AUCTION LOCATION:** Montpelier, IN Civic Center, 339 S. Main St., Montpelier, IN 47359  
**PROPERTY LOCATION:** From Montpelier, travel 1 mile east to CR 600E, turn north 3 miles to CR 1000S, travel 3 miles east to property.

- **PRODUCTIVE LAND IN A GREAT LOCATION**
- **BUYER WILL HAVE 2025 FARMING RIGHTS**
- **FRONTAGE ON THREE ROADS**

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



**TRACT DESCRIPTIONS:**

**TRACT #1: 40± ACRES** mostly tillable with road frontage on CR 1000S and CR 100E. Soils are primarily Pewamo and Blount-Del Ray.  
**TRACT #2: 88± ACRES** mostly tillable with road frontage on CR 1000S. Soils are primarily Pewamo and Blount-Del Ray.  
**TRACT #3: 7± ACRES** mostly tillable with road frontage on CR 1000S. Consider for potential building site!

**TRACT #4: 104± ACRES** mostly tillable with 7± acres of woods and road frontage on CR 1000S and CR 200E. Soils are primarily Pewamo and Blount-Del Ray.  
**TRACT #5: 17± ACRES** mostly tillable and road frontage on CR 200E. Just a short distance from Montpelier, Bluffton, Portland, and Hartford City!

*Huntington University is grateful to Tom and Jane Schenkel for their incredible generosity and commitment to Christian higher education.*



TRACTS 1-5



TRACTS 1-5



TRACT 4



TRACTS 2-5



TRACT 4



**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.

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**AUCTION TERMS & CONDITIONS**  
**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 256± acre 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 targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Possession is at Closing, subject to Tenants rights for the 2024 crop year.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 and thereafter.  
**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.**

**OWNER: Huntington University**  
**AUCTION MANAGERS:**  
 Al Pfister • 260-760-8922  
 RD Schrader • 800-451-2709

