

165± Acres

Offered in 5 Tracts or Combinations

Wednesday, December 18 • 6 pm EST

- 156± Acres of Excellent Tillable Ground
- 9± Acres of Woods
- Easy Road Access to all Tracts
- Farming Rights in 2025
- Potential Build Sites

 ONLINE BIDDING AVAILABLE

Premier DeKalb County

LAND AUCTION

 **SCHRADER** 800.451.2709 2% Buyer's Premium
Real Estate and Auction Company, Inc. www.SchraderAuction.com

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AUCTION LOCATION: International Monster Truck Museum, 541 W Main St, Butler, IN 46793

PROPERTY LOCATION: Take State Road 6 east off of I-69. Go 7.5 miles and turn north onto County Road 59, travel 1 mile and you will arrive at tracts 4 and 5. Continue north on County Road 59 for the remaining tracts.



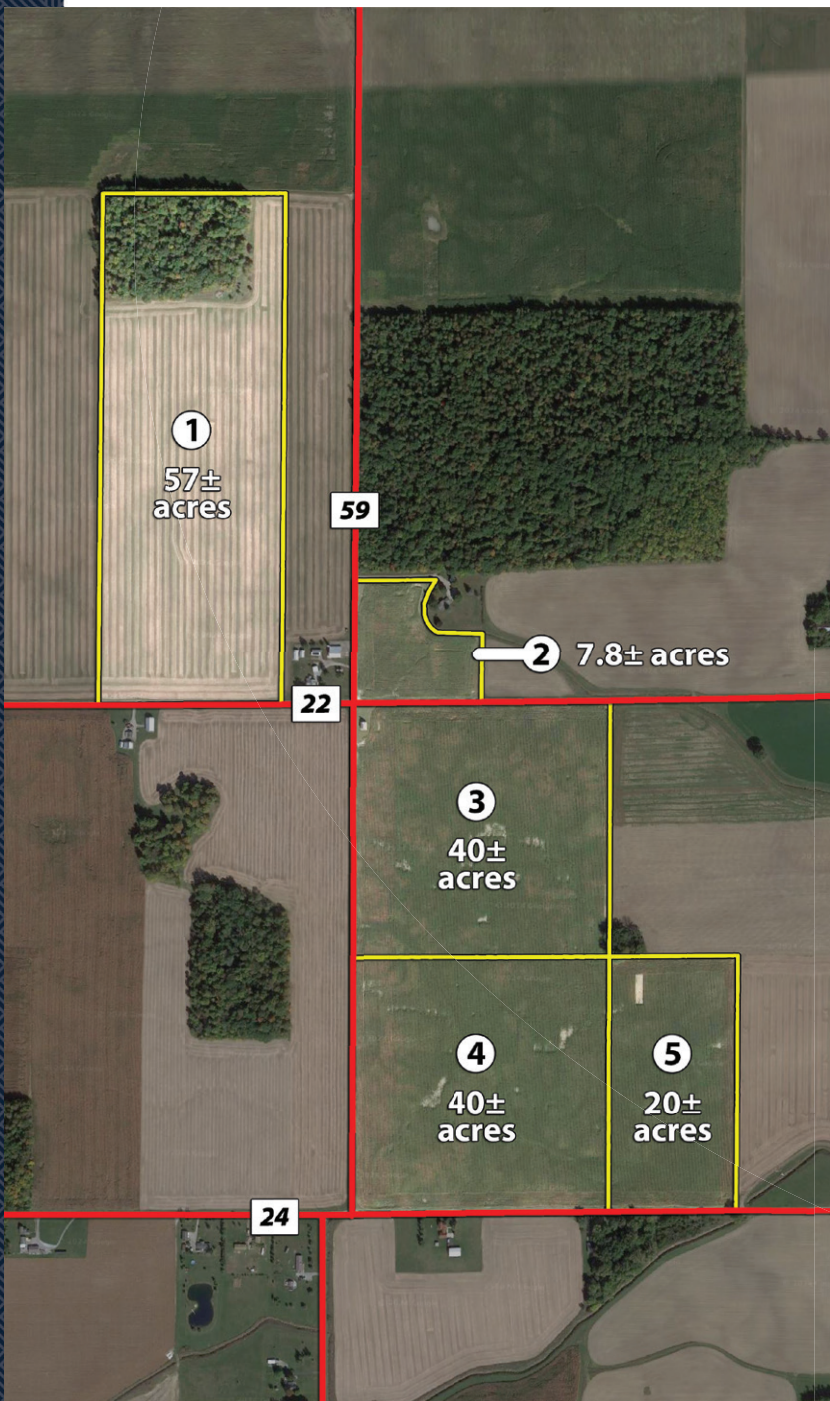
ONLINE BIDDING AVAILABLE

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.



This farm offers 156± acres of FSA tillable farmland across 5 tracts and 9± acres of recreational land. All tracts are conveniently located just a few miles northeast of a large grain elevator, making it ideal investment land. This farm contains soils of mostly Pewamo silty clay and Blount loam. Plenty of buildable and farming opportunities throughout each tract. Great road frontage and easy access to all tracts. Farming Rights in 2025. Not a farm you will want to miss out on!

- TRACT 1: 57± ACRES** of mostly tillable farmland with mostly Blount loam soils, including 9± acres of recreational land. This tract has excellent road frontage and access along CR 22. Look in for a potential building site!
- TRACT 2: 7.8± ACRES** of flat tillable farmland containing mostly Blount loam soils. This tract has excellent road frontage and access along CR 59 and CR 22. Potential building site.
- TRACT 3: 40± ACRES** of flat tillable farmland with mostly Blount Loam soils. This tract has excellent road frontage and access along CR 59 and CR 22. There is county tile on the south end. This tract also contains an old schoolhouse building on the northwest corner.
- TRACT 4: 40± ACRES** of flat tillable farmland with mostly Blount Loam soils. This tract has excellent road frontage and access along CR 24 and CR 59. There is a county tile that runs through most of the tract.
- TRACT 5: 20± ACRES** of flat tillable farmland with mostly Blount Loam soils. This tract has excellent road frontage and access on CR 24. Property offers a great potential build site, as well.



INSPECTION DATES:
Tue, Dec. 3 • 4-5pm &
Thu, Dec. 12 • 4-5pm
Meet a Schrader Representative at Tract 3.

SELLER: D & H Farms LLC
AUCTION MANAGERS: Daniel Days • 260.233.1401
& Jared Sipe • 260.750.1553

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LAND AUCTION

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, combination of tracts, and the entire 165± acres. There will be open bidding on each individual tract, as well as combination of tracts.
BUYER'S PREMIUM: A 2% buyer's premium will be added to the final bid price and included in the contract purchase price.
DOWN PAYMENT: 10% down payment on the day of the 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 representation of the Sellers' acceptance or rejection.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing.

FARMING RIGHTS: Buyer will have all 2025 farming rights.
REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.
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 Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission and Health Departments.
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.

AGENCY: Schrader Real Estate and 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.**

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DECEMBER	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	31				



AUCTION MANAGERS:

Daniel Days • 260.233.1401 #RB22000867
& Jared Sipe • 260.750.1553 #RB14025024, #AU10700099
Schrader Real Estate and Auction Company, Inc.
#B0090900079, #B0090700041, #C081291723, #AC63001504

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