

Premier Warsaw Recreational LAND AUCTION

Kosciusko County, Indiana
30.54±
acres
Offered in 1 Tract

CARR LAKE



Wednesday July 30 6:00pm Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.

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Premier Warsaw Recreational
LAND AUCTION

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JULY	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	31		

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 Company.

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Kosciusko County, Indiana
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Wednesday
July 30
6:00pm
Online Bidding Available
held at Zimmer Biomet Center Lake Pavilion, Warsaw IN



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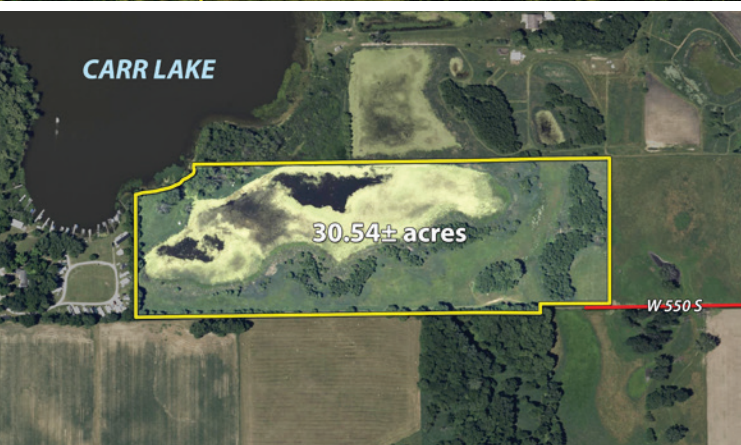
- Secluded, Beautiful Building Site
- Rolling Land with Woods, Wetlands and Abundant Wildlife
- Deeded Access to Carr Lake
- Unlimited Hunting and Recreational Opportunities
- Outstanding Income - \$383.07/Acre Payments

Kosciusko County, Indiana
**30.54±
acres**
Offered in 1 Tract

Premier Warsaw Recreational LAND AUCTION

The Deardorff Farm is a rare find located approximately 5.5 miles south of Warsaw. 30.54± acres of secluded, rolling recreational, wetlands, and woods with deeded access to 79 acre Carr Lake.

Unlimited hunting and recreational opportunities with acreage to build your dream home. 25.6± acres of the farm are enrolled in the Conservation Reserve Enhancement Program (CREP) **with an annual payment of \$9,087.40 / year!** Rarely will you find the opportunity to acquire a unique recreational property that produces a very attractive income stream. Inspect this property yourself and be prepared to bid your price on July 30th.



Tract 1- 30.54± acres. Rolling property with woods, wetlands, and private access to Carr Lake. CR 550 S provides access to this hidden gem. Soils consist of Edwards and Houghton muck, Gilford Sandy Loam, and Wawasee fine sandy loam. Great potential for recreation or secluded building site. **One of the highest quality waterfowl properties we have ever offered in Northeast Indiana!**



INSPECTION DATES:
Wednesday, July 2 • 4:00-6:00pm
Monday, July 14 • 4:00- 6:00pm
Wednesday, July 23 • 5:00-7:00pm



Wednesday **6:00pm** July 30
Online Bidding Available



AUCTION LOCATION: Zimmer Biomet Center Lake Pavilion
119 East Canal St., Warsaw, IN 46580

DIRECTIONS TO PROPERTY: From Warsaw, go south 4 miles on St. Rd 15, turn left onto 400 S. Continue east for 0.25 miles and turn right onto Kinsey Rd. Continue south .6 miles and turn left onto Hoppus Rd. Continue east 1.25 miles and turn right onto 50 W. Continue south 0.6 miles. The property's access road will be on the right. **(Near 5527 S 50 W, Claypool, IN 46510)**



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction for individual 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 45 days after the auction.

POSSESSION: Possession shall be at closing

REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

CREP PROGRAM INCOME: The payments for the USDA fiscal year Oct 1, 2024 to Sept 30, 2025 shall be retained by the seller. Buyer shall have the rights to all payments allocated to the period Oct 1, 2025 and forward. Buyer agrees to comply with all USDA requirements in transitioning the CREP program into their own name.

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.

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 **Kevin L. Deardorff**

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