

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 84.3± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and 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, 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).

**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical double wide modular homes.) The minimum square footage (exclusive of garages, basements and porches) on single story homes shall be 1,400 square feet. The minimum square footage on 1-1/2 story

homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch and no less than a two-car, attached garage.

**PERIMETER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Whitley County Health Department.

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2027 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 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.**



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



**AUCTION MANAGER:**  
**ARDEN SCHRADER**  
**260-229-2442**

Arden L. Schrader, RB14015015, AU01050022  
Schrader Real Estate and Auction Company, Inc.,  
AC63001504, CO81291723



**800-451-2709**  
**SchraderAuction.com**



**FARMING  
RIGHTS  
FOR 2026!**

- Quality Tillable Farmland • Possible Country Estate Sites
- Hunting & Recreational Land

WHITLEY COUNTY, IN

**84.3± Acres**  
OFFERED IN 5 TRACTS

**LAND AUCTION**

**MONDAY, MARCH 23<sup>RD</sup> at 6:00 PM**

**SCHRADER**  
THE ORIGINAL MULTI-TRACT  
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# 84.3± Acres

OFFERED IN 5 TRACTS

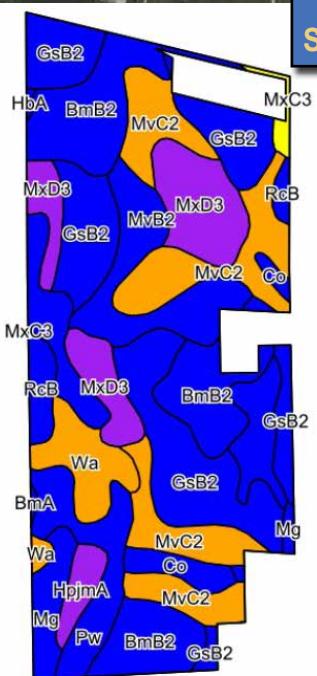
WHITLEY COUNTY, IN

# LAND AUCTION

MONDAY, MARCH 23<sup>RD</sup> at 6:00 PM



**INSPECTION DATES:**  
Monday, March 9<sup>th</sup> • 4-6 pm  
Saturday, March 14<sup>th</sup> • 9-11 am



Code	Soils	Acres	% of Field	Corn	Beans	Winter Wheat
GsB2	Glynwood loam, 2-6% slopes	19.52	22.9	128	41	56
MvC2	Morley loam, 6-12% slopes	13.63	16.0	115	40	52
BmB2	Blount loam, interlobate moraines, 1-4% slopes	13.48	15.8	137	50	54
MxD3	Morley clay loam, 12-18% slopes	8.86	10.4	92	32	42
Pw	Pewamo silty clay loam, 0-1% slopes	7.64	9.0	157	47	64
MvB2	Morley loam, 3-6% slopes	6.34	7.4	119	42	53
Co	Coesse silty clay loam	5.03	5.9	150	44	60
Wa	Wallkill silty clay loam	3.93	4.6	165	49	66
Mg	Mermill loam	2.73	3.2	170	49	68
RcB	Rawson sandy loam, 2-6% slopes	1.95	2.3	126	44	57
HpjmA	Houghton muck, disintegration moraine, 0-2% slopes	1.47	1.7	8	2	3
MxC3	Morley clay loam, 6-12% slopes	0.53	0.6	105	37	47
HbA	Haskins loam, 0-3% slopes	0.11	0.1	158	59	62
BmA	Blount loam, interlobate moraines, 0-2% slopes	0.10	0.1	142	52	56
		Weighted Average	127.7	42.1	54.2	

OWNERS: Jeremy & Lindsay Barron  
AUCTION MANAGER: Arden Schrader, 260-229-2442

- Quality Tillable Farmland • Possible Country Estate Sites
- Hunting & Recreational Land • Farming Rights for 2026

**LOCATION:** Approximately 3 miles northwest of Churubusco, IN on US 33 to CR 550E, then just south to the property OR approximately 3 miles Southeast of SR 9 & US 33 at Merriam on US 33 to CR 550E.

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

#### TRACT DESCRIPTIONS:

**TRACT 1: 15.9± ACRES** with frontage on US 33 & CR 550E. This tract is mostly all tillable. Great location for your mini farm and all your hobbies.

**TRACT 2: 20± ACRES** with frontage on CR 550E. The soils of this mostly tillable tract consist of Glynwood, Morley and Blount.

**TRACT 3: 29.3± ACRES** with frontage on CR 550E. The soils of this tract consist of Glynwood, Morley and Blount. Combine with Tracts 2 & 3 for approx. 50± acres of productive tillable farmland.

**TRACT 4: 3± ACRES** with frontage on CR 550E. Great location for a possible building site or combine with Tract 3 for more additional farmland.

**TRACT 5: 16.1± ACRES** with frontage on CR 550E. This tract offers income producing farmland with wooded recreational ground.



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