

REAL ESTATE AUCTION

4± Miles Southeast of Wheatfield

Jasper County, IN
89± acres
 Offered in 4 Tracts
 or Combinations



Tuesday, September 27 • 5pm Central
 Auction Held at the American Legion Post 406 - Wheatfield, IN

4± Miles Southeast of Wheatfield

REAL ESTATE AUCTION

Corporate Headquarters:
 950 N Liberty Dr, Columbia City, IN 46725
 800.451.2709 • www.SchraderAuction.com



#AC63001504, #AU11100128, #AU08700434, #AU11300081

Jimmy Hayworth

Jim Hayworth • Office: 888.808.8680 | Cell: 765.427.1913
 Matt Wiseman • Office: 866.419.7223 | Cell: 219.689.4373

AUCTION MANAGERS:

Get our iOS App

Follow us on:

YouTube, Facebook, Twitter, Instagram

SEPTEMBER	25	26	27	28	29	30
Su	M	Tu	W	Th	F	Sa
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
1	2	3				

Tuesday, September 27 • 5pm Central
 Auction Held at the American Legion Post 406 - Wheatfield, IN

Jasper County, IN
89± acres
 Offered in 4 Tracts
 or Combinations

SCHRADER
 Real Estate and Auction Company, Inc.
 800.451.2709
 www.SchraderAuction.com

- Productive Farmland
- Potential Beautiful Wooded Homesites
- Hunting and Recreational Opportunities
- Investigate for Potential Timber Value

REAL ESTATE AUCTION

4± Miles Southeast of Wheatfield



Tuesday, September 27 • 5pm Central
 Auction Held at the American Legion Post 406 - Wheatfield, IN

Jasper County, IN
89± acres
 Offered in 4 Tracts
 or Combinations

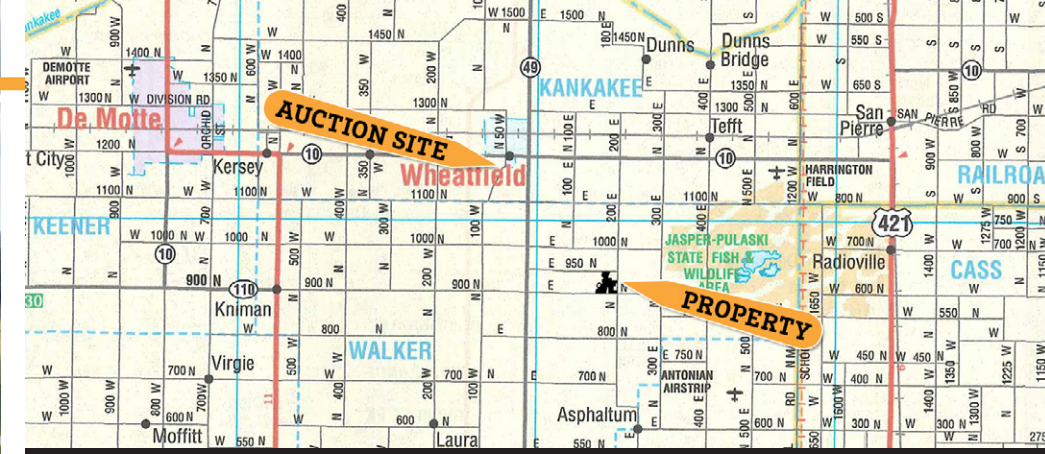


800.451.2709 • www.SchraderAuction.com

- Productive Farmland
- Potential Beautiful Wooded Homesites
- Hunting and Recreational Opportunities
- Investigate for Potential Timber Value

REAL ESTATE AUCTION

4± Miles Southeast of Wheatfield

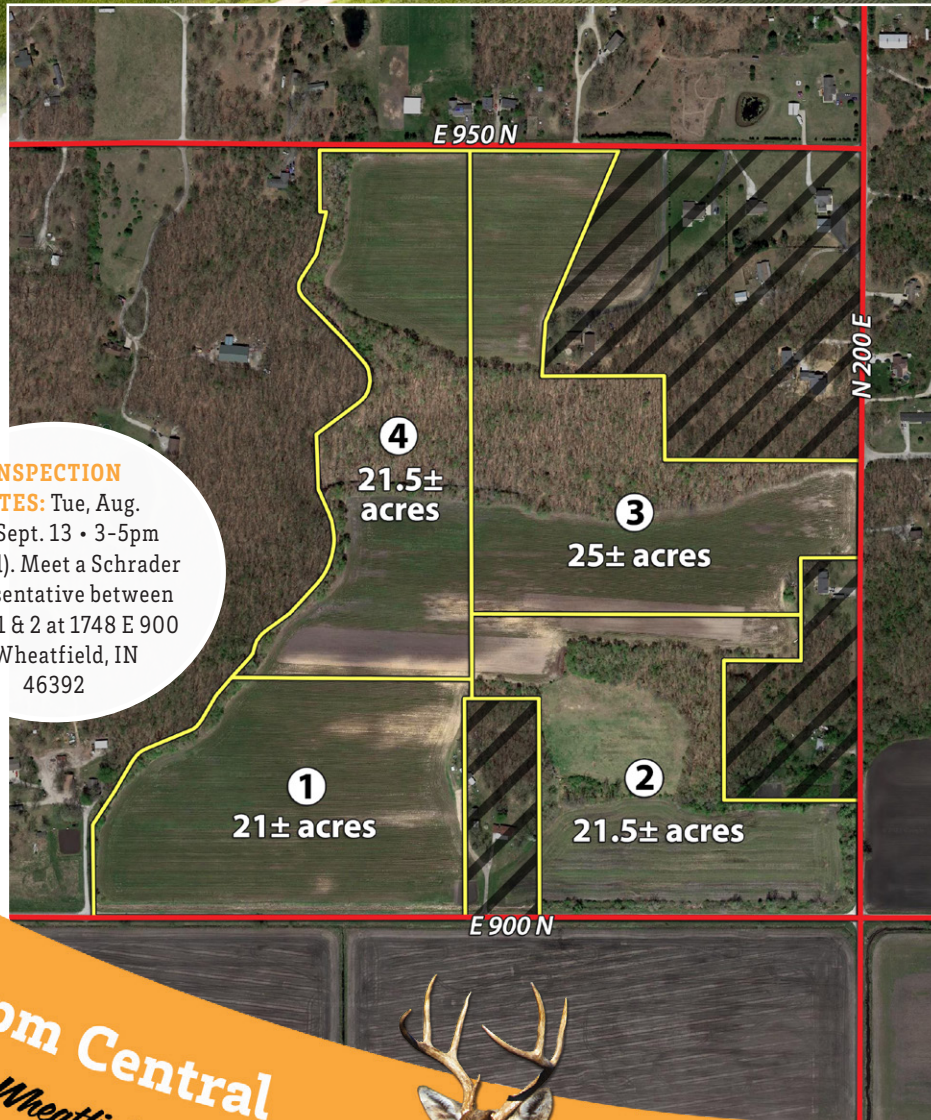


AUCTION SITE: American Legion Post 406, 11768 N 80 W Wheatfield, IN 46392
 From the intersection of State Roads 10 & 49 in Wheatfield, travel west .5 mile on SR 10 to CR 50/80W. Turn south onto CR 50/80W & travel .25 mile to auction site on west side of the road.

PROPERTY LOCATION: From the intersection of State Roads 10 & 49 in Wheatfield, travel south on SR 49 3 miles to CR 900 N. Go east on 900 N for approximately 1.5 miles to Tract 1. Continue east on 900 N to view Tract 2. Turn north on 200 E to view the east side of Tract 2 & go approximately .25 mile to Tract 3. Continue north on 200 E to 950 N. Go west on 950 N approximately .2 mile to the north side of Tract 3. Tract 4 is just west of Tract 3.

AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts & as a total 89± 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 final bid prices are subject to the Seller's acceptance or rejection. All successful bidders will be required to sign Purchase Agreements at the auction site immediately following the close of the auction.
DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.
EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer(s), at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.
CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. All lender costs shall be paid by the Buyer(s).
POSSESSION: Possession is at closing subject to tenant rights for the 2022 crop.
REAL ESTATE TAXES: Seller shall pay all 2022 real estate taxes due & payable in 2023. Buyer(s) shall assume any taxes thereafter. Buyer(s) shall assume any ditch & drainage assessments due after closing.
ACREAGE: All tract acreages, dimensions, & proposed boundaries are approx. & have been estimated based on county tax parcel data, county GIS, surveyor plat of description and/or aerial mapping.
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 or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) 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. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.
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.
EASEMENTS: Subject to any & all existing easements.
STOCK PHOTOGRAPHY: A deer photo was used for illustrative purposes only & was not taken on the auction property.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All info 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 approx. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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.**

TRACTS	REAL ESTATE TAXES (2021 PAYABLE 2022)	DRAINAGE ASSESSMENTS
1 & 4	\$392.96 (1 Tax Parcel # - prior to split, another split needed)	\$134.22
2 & 3	\$1,161.32 (1 Tax Parcel # - prior to split & included 4± acres, house, mobile home & sheds not included in auction. Another split needed.)	\$156.30



INSPECTION DATES: Tue, Aug. 30 & Sept. 13 • 3-5pm (central). Meet a Schrader Representative between Tracts 1 & 2 at 1748 E 900 N, Wheatfield, IN 46392

TRACT 1 - 21± ACRES: Productive soils & mostly all tillable. This tract has frontage along 900 N. Mobile home partly on Tract 1 to be removed by Seller prior to closing.

TRACT 2 - 21.5± ACRES: A great mix of productive tillable & wooded land. Consider for a potential home site with a possible pasture secluded by woods for your animals. This tract has frontage on 900 N & 200 E.

TRACT 3 - 25± ACRES: Another tract with a nice mix of productive tillable land & woods. Investigate this tract for a potential home site with income potential from the tillable land. Frontage on 200 E & 950 N.

TRACT 4 - 21.5± ACRES: This tract also has a nice mix of tillable land & woods. Consider as a potential home site with income generating tillable land. This tract has frontage on 950 N.

NOTE: It appears Tracts 1 & 2 will need a culvert & entrance installed if purchased on their own. These tracts will have access over the driveway & yard at 1748 E 900 N, Wheatfield, IN 46392 (parcel between Tracts 1 & 2) until December 31, 2023.

SCHOOL DISTRICT: Kankakee Valley School Corporation

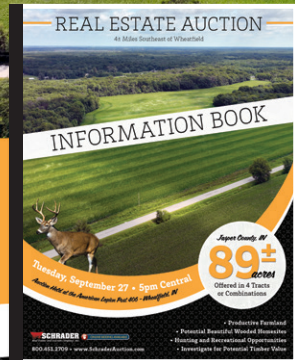
Tuesday, September 27 • 5pm Central
 Auction Held at the American Legion Post 406 - Wheatfield, IN



Jasper County, IN
89± acres
 Offered in 4 Tracts or Combinations

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 info, call Schrader Auction Co. - 800-451-2709.

SCHRADER 800.451.2709
 Real Estate and Auction Company, Inc. www.SchraderAuction.com



Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.

OWNER: Scott Helton
AUCTION MANAGERS:
 Jim Hayworth • Office: 888.808.8680 | Cell: 765.427.1913
 Matt Wiseman • Office: 866.419.7223 | Cell: 219.689.4373
 Jimmy Hayworth