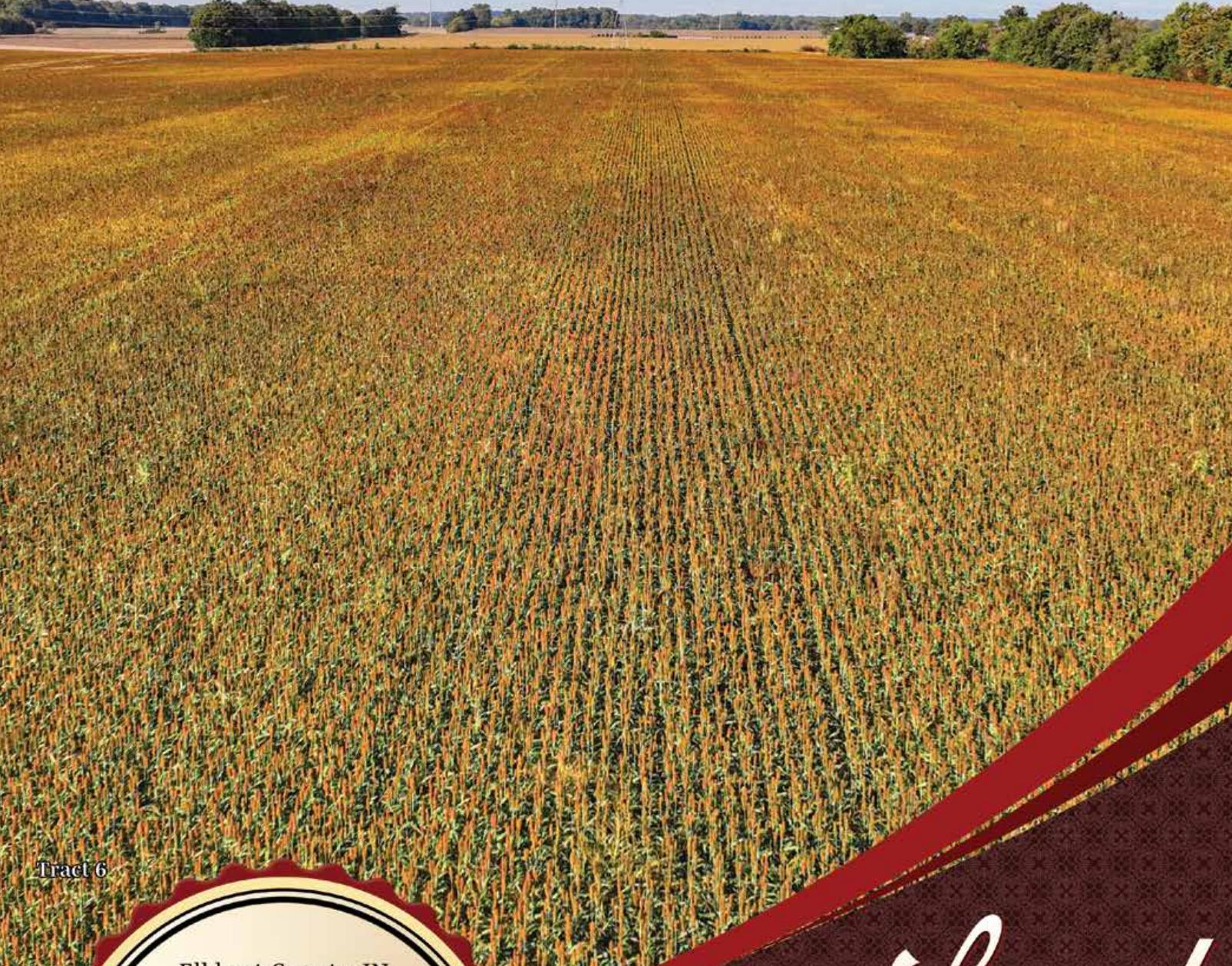


— Tuesday, February 24 • 6pm —

- Excellent Location Near the City of Elkhart • Prime Farmland
- Great Deer Hunting • Investigate the Future Development Potential



Tract 6

Elkhart County, IN
Concord & Harrison Twp.

380[±]
acres

Offered in 16 Tracts
or Combinations

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TRACT 1 - 42± ACRES: Nearly all tillable, well drained farmland. This tract features two excellent yielding soils - Crosier & Brookston loam.

TRACT 2 - 37.5± ACRES: All tillable, level, productive soils. Tracts 1 & 2 are both systematically tiled providing excellent drainage. Don't miss the opportunity to combine Tracts 1 & 2 for 79± acres of prime tillable farmland!

TRACT 3 - 10± ACRES: Tillable farmland with frontage on CR 28. This tract can easily be accessed at the southeast corner of the property. Great signs of deer traffic.

TRACT 4 - 14± ACRES: Nearly all tillable farmland. This tract features over 450' of level road frontage along CR 28.

TRACT 5 - 14± ACRES: Study the potential to combine Tracts 3-5 for 38± acres of productive, systematically tiled, farmland, that feature productive Crosier & Brookston soils.

TRACT 6 - 45± ACRES: Productive tillable farmland, featuring Crosier Loam & Brookston Loam soils. This tract is also systematically tiled!

TRACT 7 - 21± ACRES SWING TRACT: This Tract features predominantly Crosier Loam soils & must be purchased by an adjoining landowner or an adjoining tract with road frontage.

TRACT 8 - 48± ACRES: Nearly all tillable farmland. Featuring predominantly Crosier Loam & Muskego Muck.

Combine Tracts 6-8 for 114± acres of productive farmland with easy access from CR 7.

TRACT 9 - 20± ACRES: This tract has level road frontage on CR 7/Oakland Ave. With this Tract's location, be sure to investigate the potential for future development!

TRACT 10 - 15± ACRES: Level bare land that features a scenic setting & access to a small pond, which is shared with Tract 11.

TRACT 11 - 19± ACRES: Easy access from CR 7/Oakland Ave. Investigate the great opportunities this mixed use tract provides!

TRACT 12 - 20.5± ACRES: Nearly all productive tillable farmland. This treelined tract provides a beautiful scenic setting.

Study the potential to combine with Tract 13 for a total of 57.5± mostly tillable acres.

TRACT 13 - 37± ACRES SWING TRACT: Nearly all tillable farmland, that features predominantly, Crosier loam soils. This tract must be purchased by an adjoining landowner or a contiguous tract that provides road frontage.

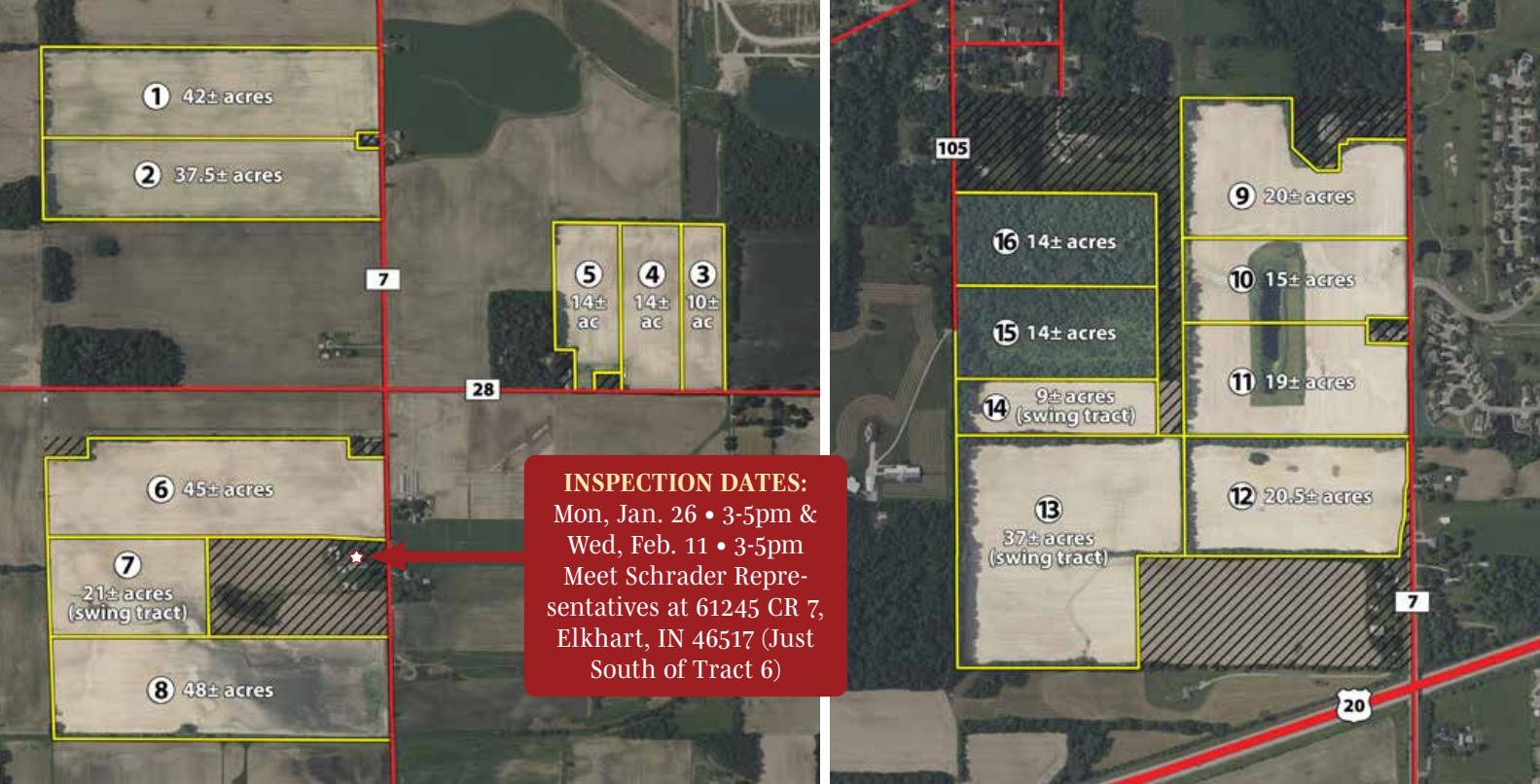
TRACT 14 - 9± ACRES SWING TRACT: Mostly all tillable farmland. This tract must be purchased by an adjoining landowner or an auction tract that provides road frontage.

Combine Tracts 9-14 for a total of 120.5± mostly tillable acres. The location of these tracts has great potential for future development, but in the meantime also has the benefit from farming income!

TRACT 15 - 14± ACRES: This tract contains mixed hard wood trees & offers excellent hunting opportunities. The woods feature an excellent location near Elkhart.

TRACT 16 - 14± ACRES: Tract offers mature hardwood trees. The wooded timberland acreage features prime deer hunting opportunities. Over the past few years there has been a number of large bucks harvested from this tract. Don't miss the opportunity to purchase wooded acreage in an excellent location!

Combine Tract 15 & 16 for 28± acres of woodlands.



AUCTION SITE: The Blue Teal, 600 Maple Ln, Wakarusa, IN 46573

DIRECTIONS TO TRACTS 1-8: From the intersection of CR 26 & SR 19 (1 mile South of US 20), travel East on CR 26 for 1 mile to CR 7. Turn right (South) on CR 7 & Tracts 1 & 2 will begin on the right in .5 miles. **To Tracts 6-8 from Tracts 1 & 2:** Continue South on CR 7 for another .5 miles & Tract 6 will begin on the right. **To Tracts 3-5 from Tracts 1 & 2:** Travel South on CR 7 .3 miles to CR 28, turn left (East) & Tracts 3-5 will begin on the left in .3 miles.

DIRECTIONS TO TRACTS 9-16: From the intersection of CR 26 & SR 19 (1 mile South of US 20), travel East on CR 26 for 1 mile to CR 7. Turn left (North) on CR 7, travel North on CR 7 for 1.5 miles & the property will begin on the left (East side of the road).



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 approximately 30-45 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 will be delivered at closing.

REAL ESTATE TAXES: Seller shall pay the 2025 real estate taxes due & payable in 2026.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS 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 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.

PROCEDURE: The property will be offered in 16 individual tracts, any combination of tracts & as a total 380± acre unit (Subject to "Swing" Tract Limitations). 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.

BUYER'S PREMIUM: A 2% Buyer's 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 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



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 with 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.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & 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.**



Land Auction

Seller: Bemiller Farms LLC
Auction Managers: Eugene Klingaman • 260.229.2401 & Drew Lamle • 260.609.4926

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