

PULASKI COUNTY

2 - 5 miles South and East of Winamac, IN

- QUALITY SOILS
- GREAT LOCATION
- *We have seen deer on all tracts*



224.28± acres
 PULASKI COUNTY, IN
 2-5 miles south and East of Winamac
 in 5 tracts



LIVE INTERNET BIDDING AVAILABLE

SCHRADER
 Real Estate and Auction Company, Inc.

THURSDAY, MARCH 29th • at 6:00 PM EASTERN
 Held at the Knights of Columbus Hall, Winamac, IN

LAND Auction
 PULASKI COUNTY, IN
 2-5 miles south and East of Winamac
 in 5 tracts

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25	26	27	28	29	30	31
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
			1	2	3	
Sun	Mon	Tue	Wed	Thu	Fri	Sat

MARCH 2018

SCHRADER
 Real Estate and Auction Company, Inc.
 P.O. Box 508, 950 N. Liberty Drive
 Columbia City, IN 46725
 auctions@schraderauction.com
 Auction Managers:
 Jim Hayworth and Jimmy Hayworth
 888-808-8680 (office) or 765-427-1913 (cell)
 #AC63001504, #AU08700434, #AU11300081

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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 is made by the Seller or the Auction Company. All sketches and diagrams are for informational purposes only. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 3 or any combination which includes Tract 3.

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. 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 inspections of the property, inquiries and due diligence concerning the property, inspections, investigations, inquiries and due diligence 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 Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AGENCY: Schrader Real Estate and Auction Company, Inc. is an Equal Opportunity Employer. M/F/V/D/V. All decisions of the Auctioneer are final. All decisions of the Auctioneer are final. All decisions of the Auctioneer are final.

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts and as a total 224.48± acre tract. The Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The Policy shall be determined solely by the Seller. Seller and Buyer shall be determined solely by the Seller. Seller and Buyer shall be determined solely by the Seller. Seller and Buyer shall be determined solely by the Seller.

POSSESSION: At closing, immediate possession is available to the Buyer(s). The balance of the purchase price is due at closing. The Policy shall be determined solely by the Seller. Seller and Buyer shall be determined solely by the Seller.

DOWN PAYMENT: 10% down payment on the day of auction. The balance of the purchase price is due at closing. The Policy shall be determined solely by the Seller. Seller and Buyer shall be determined solely by the Seller.

REAL ESTATE TAXES: Seller shall pay all 2017 real estate taxes due and payable in 2018. Buyer shall assume any tax liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and inspections of the property, inquiries and due diligence concerning the property, inspections, investigations, inquiries and due diligence 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 Auctioneer are final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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 record, and 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 survey to and assumed by the Buyer(s) on Tracts 1 & 5.

CRP CONTRACT: The existing CRP Contract will be as-is and/or aerial mapping.

ACRAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on property tax information, county GIS, county auditor's plats and/or aerial mapping.

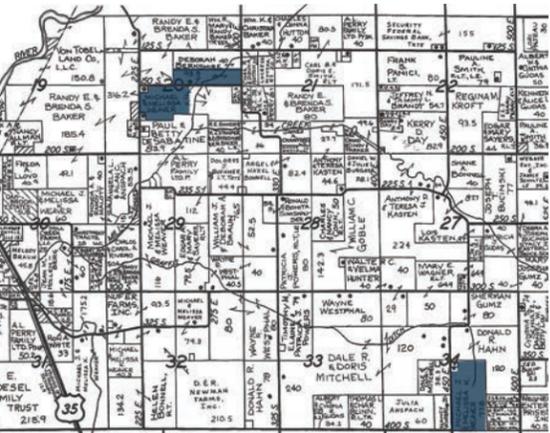
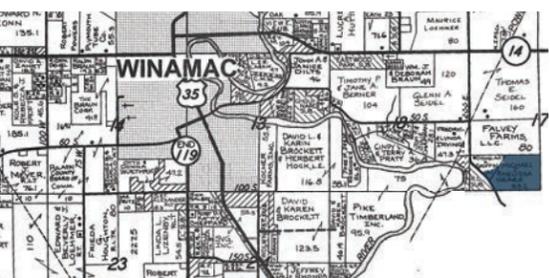
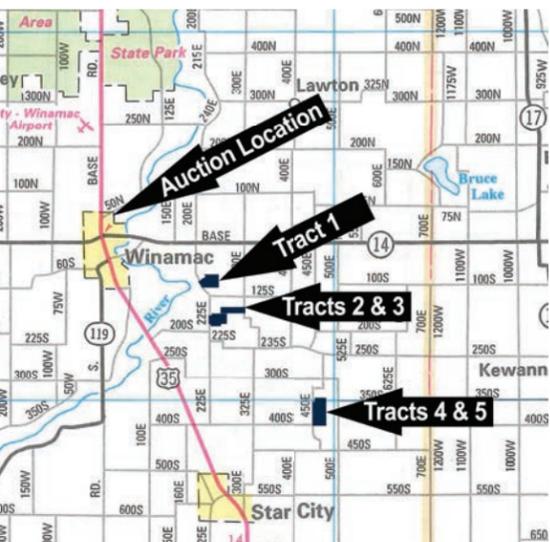
AUCTION MANAGERS: Jim Hayworth and Jimmy Hayworth
 888-808-8680 (office) or 765-427-1913 (cell)
 #AC63001504, #AU08700434, #AU11300081

LAND Auction

THURSDAY, MARCH 29th
at 6:00 PM EASTERN

224.28± acres

PULASKI COUNTY, IN
2-5 miles south and East of Winamac
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AUCTION LOCATION:

Knights of Columbus Hall, 340 E 50 N, Winamac, IN.

From the intersection of SR 14 & US 35, take US 35 approximately 1/2 mile north to CR 50N (Alliance Bank), turn and go east approximately 1/2 mile east to Knights of Columbus Hall.

PROPERTY LOCATION:

From Winamac, IN, at the intersection of US 35 & SR 14, take SR 14 2 miles east to CR 200E, then take 200E 1 mile south. Tract 1 is on the east side of CR 200E. From Tract 1, take CR 200E another 1 mile south. Tract 2 has frontage on CR 150S and 300E, Tract 3 has frontage on CR 225E and CR 150S. Tracts 4 & 5, from the intersection of SR 14 & US 35, take US 35 4 miles south to CR 400S, then take CR 400S approx. 4 miles east. Tracts 4 & 5 are at the intersection of 400S & 450E.

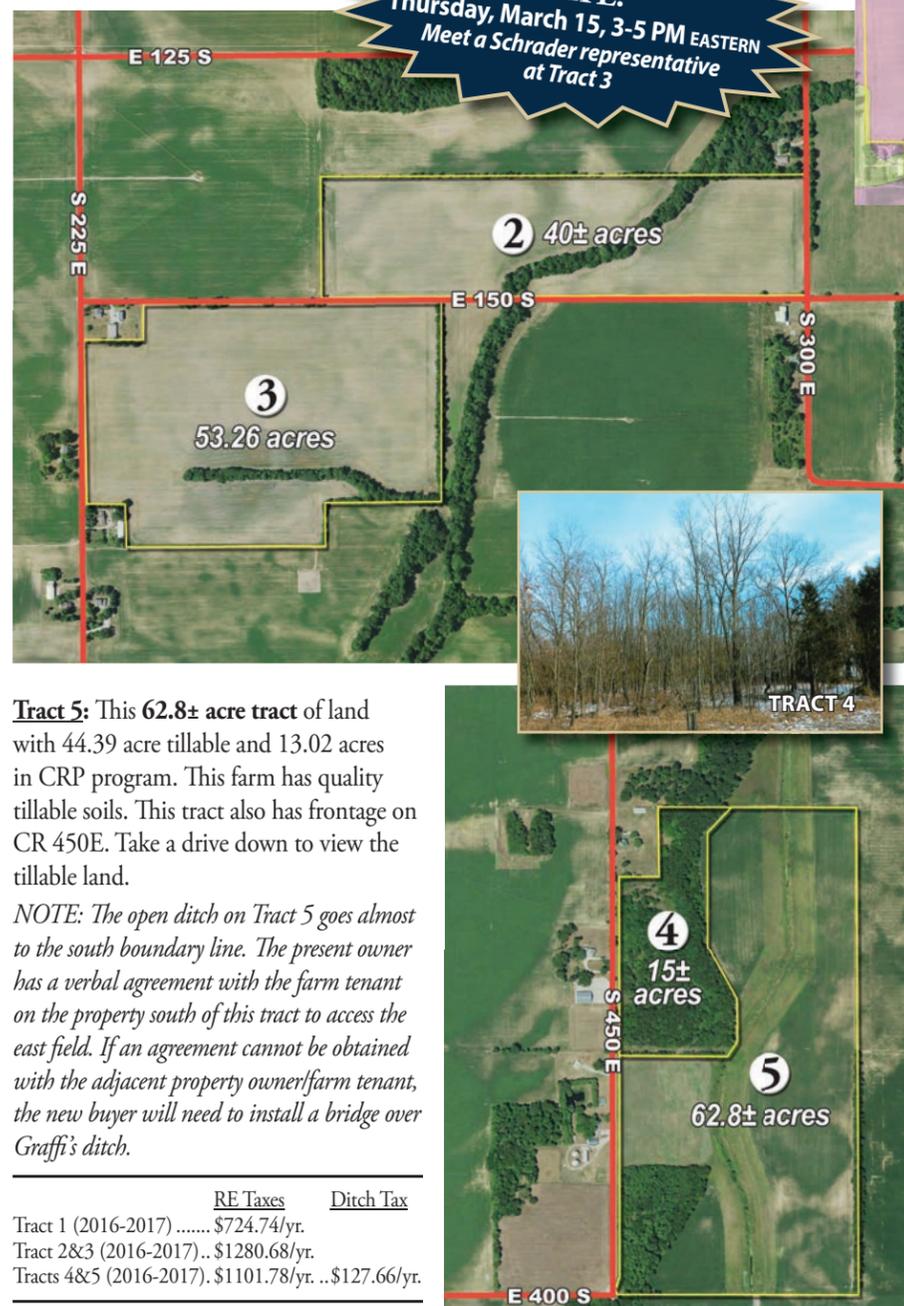
TRACT INFORMATION:

Tract 1: A 53.22± acre parcel of land with 36.5 acre tillable and 10.7 acre in CRP program. This tract has frontage on CR 200E. Possible building site.

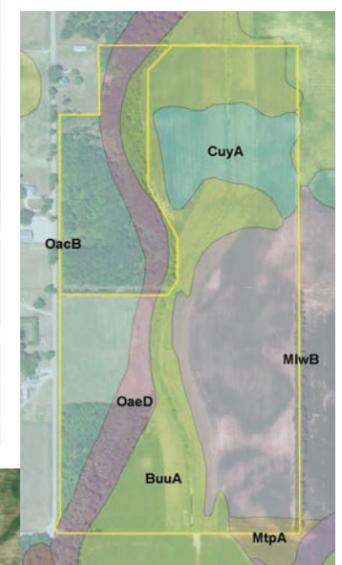
Tract 2: This 40± acre tract of land with 36.89 acre tillable. This tract has quality soils and frontage on CR 150S & CR 300E.

Tract 3: 53.26 acre parcel of land with 51.46 tillable acres. This tract has quality soils and frontage on CR 225E.

Tract 4: A 15± parcel of land and mostly all wooded. This tract offers a possible building site. This tract also has frontage on CR 450E.



INSPECTION DATE:
Thursday, March 15, 3-5 PM EASTERN
Meet a Schrader representative at Tract 3



SOILS	
MtoA	Moon-Ormas loamy sands, 0-1% slopes
MtoB	Moon-Ormas loamy sands, 1-5% slopes
BuuA	Brookston loam, 0-1% slopes
MlwB	Metea-Moon loamy sands, 1-5% slopes
OacB	Oakville-Denham fine sands, 1-5% slopes
MgzA	Maumee-Gumz complex, 0-1% slopes
OaeD	Oakville fine sand, 12-18% slopes
GmnA	Goodell-Gilford fine sandy loams, 0-1% slopes
CuyA	Crosier fine sandy loam, 0-1% slopes
SgzA	Selfridge loamy fine sand, 0-1% slopes
OaeC	Oakville fine sand, 5-12% slopes
CjFC	Chelsea fine sand, 5-12% slopes
HtbAN	Houghton muck, drained, 0-1% slopes
EchAN	Edwards much, drained, 0-1% slopes
MtpA	Moon-Selfridge complex, 0-1% slopes
MnzB	Miami-Williamstown fine sandy loams, 2-5% slopes

FSA INFORMATION

Tract 1 - #2011
Farmland52.04 ac.
Cropland47.2 ac.
Corn base15.1 ac.
PLC Yield.....129 bu.
Soybean base21.4 ac.
Soybean PLC Yield.....36 bu.
CRP.....10.70 ac.
\$216.53/ac. (expires 9-30-24)

Tracts 4 & 5 - #2105
Farmland79.92 ac.
Cropland57.41 ac.
Corn base40.59 ac.
PLC Yield.....129 bu.
Soybean base3.8 ac.
PLC Yield.....36 bu.
CRP.....13.02 ac.
\$164.78/ac. (expires 9-30-19)

Tracts 2 & 3 - #2047
Farmland94.9 ac.
Cropland88.35 ac.
Corn base64.15 ac.
PLC Yield.....129 bu.
Soybean base22.9 ac.
PLC Yield.....36 bu.
Wheat base1.3 ac.
PLC Yield.....38 bu.



OWNERS:
MICHAEL & MELISSA WEAVER

SALE MANAGERS:
Jimmy Hayworth 219-869-0329
Jim Hayworth 888-808-8680 or 765-427-1913



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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.