

REAL ESTATE AUCTION

Grant County, Indiana

131[±] acres

Offered in 2 Tracts

800.451.2709
SchraderAuction.com

- Farming Rights for 2026
- Farmstead
- 1,140 sq ft, 2 Bedroom, 1 Bath Home
- Cattle & Storage Barns

Tuesday, May 19 at 6:00pm held at Knight-Bergman Center, Warren, IN

SCHRADER
 Real Estate and Auction Company, Inc.
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May

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						

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PROPERTY LOCATION: From Van Buren, travel east on E 450 N for 2 miles to N 1100 E, turn north 2 miles to property.

Tuesday, May 19 at 6:00pm

held at Knight-Bergman Center, 132 Nancy St, Warren, IN



• Farming Rights for 2026

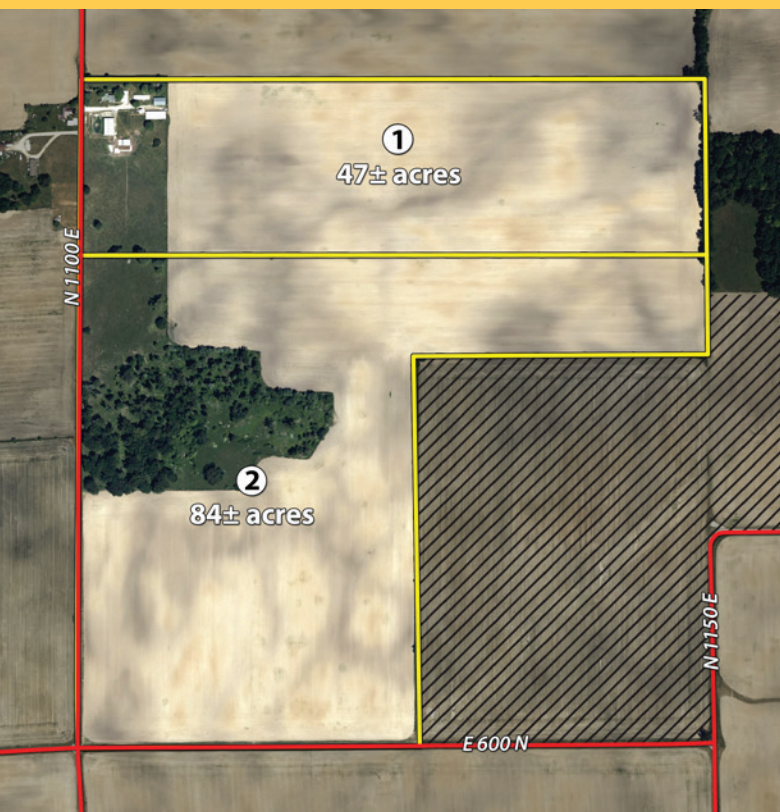
• Farmstead

• 1,140 sq ft, 2 Bedroom, 1 Bath Home

• Cattle & Storage Barns

OPEN HOUSE: Thursday, May 7 • 4-6pm

Meet the Auction Manager at the house on Tract 1.



TRACT 1: 47± acres, Single Family Home, 1,140 sq ft (UPDATED), 2 bedroom, 1 bath, and cattle & storage barns. Frontage on N 1100 E, 40± tillable acres. Predominate soils are Pewamo Silty Clay loam and Blount Silt loam.

TRACT 2: 84± acres, 69± tillable acres with frontage on N 1100 E & E 600 N. Predominate soils are Pewamo Silty Clay loam and Blount Silt loam.



Auction Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 131± acre unit. There will be open bidding on all tracts and the whole during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or the whole. 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 Personal Representative's Deed(s).

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

POSSESSION: Possession will be delivered at closing. However, immediate access is available prior to closing for spring farming activities (including planting the 2026 crop). If Buyer elects to have access prior to closing, Buyer will be required to deliver an additional 10% down payment (for a total of 20%) and sign a Pre-Closing Access Addendum.

REAL ESTATE TAXES: Buyer will pay the property taxes for the calendar year 2026 due in 2027, and all taxes due thereafter (UPDATED).

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 & 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. 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: Robert Thompson Estate

AUCTION MANAGER:
Al Pfister • 260.760.8922

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