

**95<sup>±</sup>** Grant Co.  
Indiana  
*acres*  
Offered in 4 Tracts

- Tillable Cropland
- Mixed Hardwoods
- Eastbrook Schools
- 1031 Exchange Opportunity

**AUCTION LAND**



*Tuesday, April 8 at 6pm*

held at Upland Community Center, Upland, IN • Online Bidding Available

800.451.2709  
SchraderAuction.com

**SCHRADER**  
Real Estate and Auction Company, Inc.

RC25-192  
#AC63001504

950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • 260.244.7606

Follow Us and Get Our Schrader iOS App:



*Auction Managers*

**Rick Williams • 765.639.2394**

#AU10000259

**Al Pfister • 260.760.8922**

#AU09200264

**Online Bidding Available**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company.



**800.451.2709**  
**SchraderAuction.com**

**AUCTION LAND**

Grant County, IN

**95<sup>±</sup>** *acres*  
Offered in 4 Tracts

*Tuesday, April 8 at 6pm*



*Auction Terms & Conditions:*

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 95-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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, 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).

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

**POSSESSION:** Possession is subject to the crop rights of the current tenant for the 2025 crop year. Possession shall be upon the removal of the 2025 crop.

**REAL ESTATE TAXES:** Real estate taxes shall be prorated to the day of closing.

**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. 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.



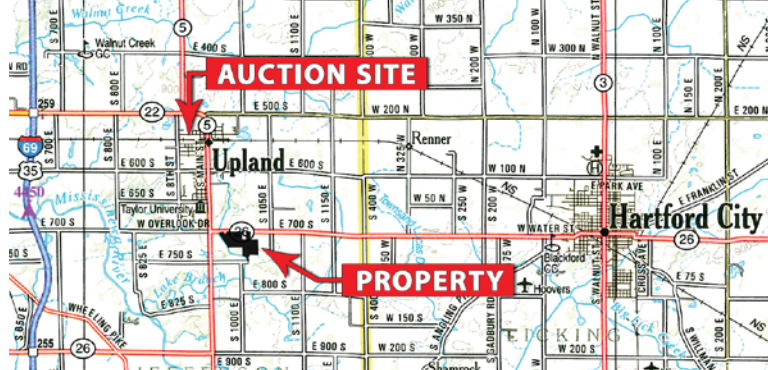
# AUCTION LAND

Tuesday, April 8 at 6pm

Online Bidding Available

**AUCTION LOCATION:** Upland Community Center, 403 W. Washington St., Upland, IN 46001

**PROPERTY LOCATION:** From the intersection of SR 22/SR 26 in Upland. Tracts 1-3, go east approx. 1/4 mile to the property. Tract 4, go south on SR 26 to CR 750 S. Turn left and go east approx. 1/2 mile, cross over the small bridge to enter Tract 4.



**INSPECTION DATE:** Saturday, March 15, 9:00-11:00am  
 Meet a Schrader Representative at the Tract 2 field entrance along SR 26.



Tract 1



Tract 1 & Part Of Tract 2

**GRANT COUNTY INDIANA**

- Tillable Cropland
- Mixed Hardwoods
- Eastbrook Schools
- 1031 Exchange Opportunity

**95± acres**  
 Offered in 4 Tracts

**TRACT 1 - 14± Acres** nearly all tillable cropland with road frontage on SR 26. Great potential elevated building site on the east portion of this tract.

**TRACT 2 - 34± Acres** nearly all tillable cropland with ample access to Jefferson open ditch for an improved drainage opportunity. The predominate soils are Pewamo Silty Clay Loam and Glynwood Silt Loam.

**TRACT 3 - 20± Acres** All tillable productive cropland featuring Pewamo Silty Clay Loam and Glynwood Silt Loam Soils. Consider combining with Tracts 1 & 2 for a larger land holding.

**TRACT 4 - 27± Acres** Approx. 17 tillable acres with Bono Silty Clay Loam soil and the balance in mixed hardwoods. The woods are a must see to appreciate the future timber value and excellent hunting.



Tract 1



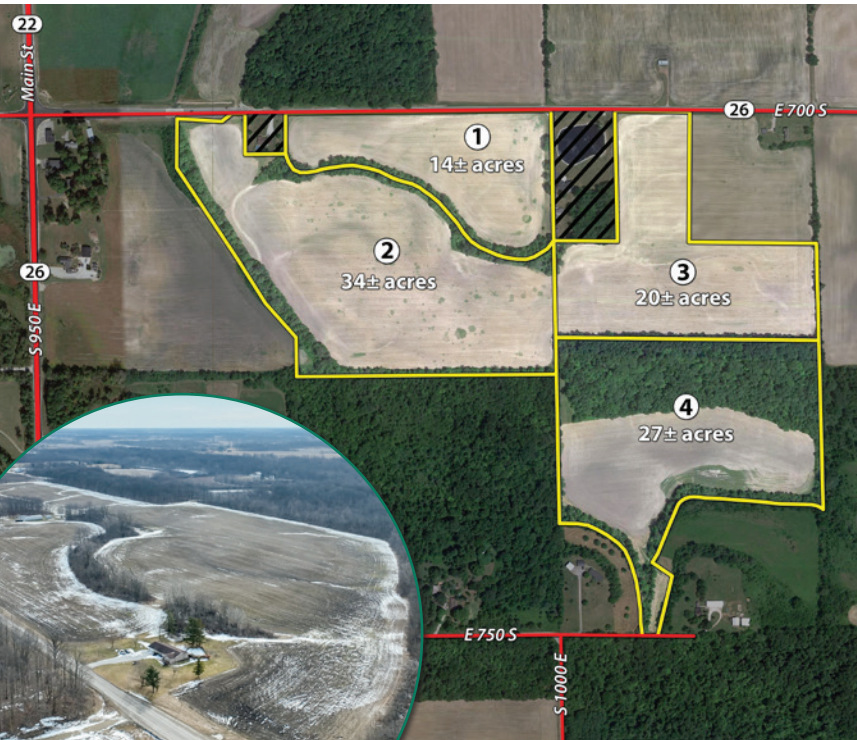
Tract 2



Tract 4



Tract 4



Tracts 1-4, Southeast corner looking Northwest

**AUCTIONEERS NOTE:** Buyers will get the entire cash rent for 2025 at closing, call Auction Managers for the details.

*Seller* Esther Bragg Farms, LLC

*Auction Managers*

Rick Williams • 765.639.2394

Al Pfister • 260.760.8922

**800.451.2709**

**SchraderAuction.com**

