

Important LAND AUCTION

Whitley County, Indiana – Cleveland & Washington Townships

262[±]
Acres

Offered in 7 Tracts,
Combinations or as
a Total Unit

- Productive Tillable Farmland
- Woods for Hunting
- 2026 Farming Rights
- 80% Blount and Pewamo Soils
- Immediate Possession for Farming Purposes

GREAT LOCATION

- 6± miles southeast of South Whitley
- 12± miles northwest of Huntington
- 25± miles west of Fort Wayne

800.451.2709
SchraderAuction.com



ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

Auction held at
Whitley County 4-H Community Center
680 W Squawbuck Rd, Columbia City, IN 46725

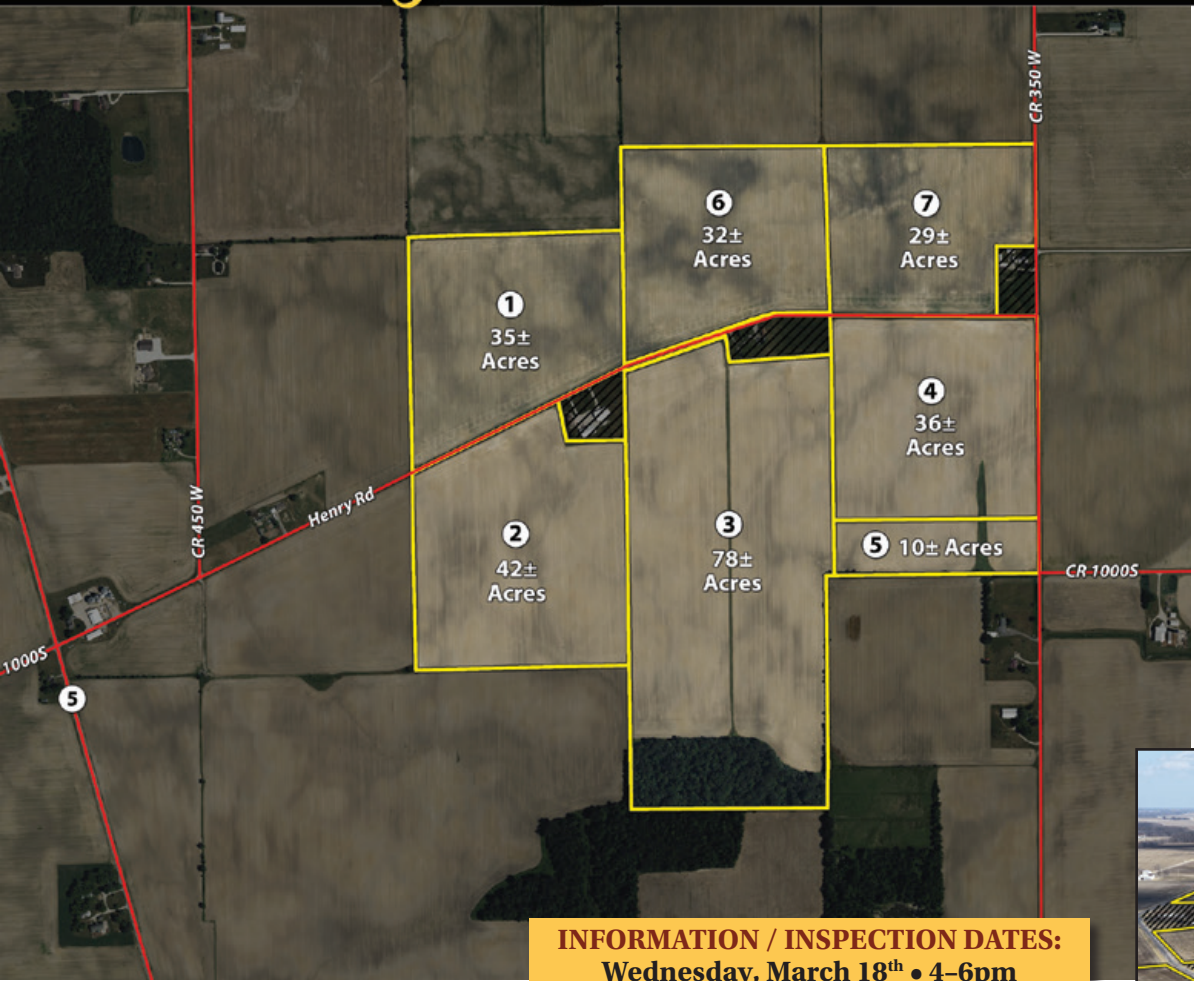
Tuesday, April 7th • 6:00pm

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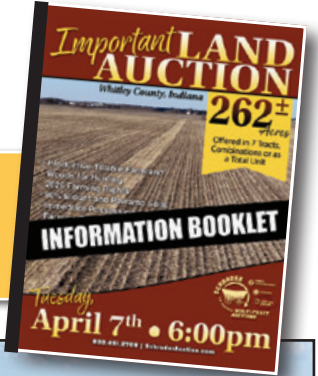
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AUCTION LOCATION:
Whitley County 4-H Community Center,
680 W Squawbuck Rd, Columbia City, IN 46725.
PROPERTY LOCATION & DIRECTIONS: From the intersection of SR 5 and Henry Road (5 miles south of South Whitley), travel east on Henry Road 1/2 mile to the property.

PROPERTY OVERVIEW: This is a terrific opportunity to purchase high quality Whitley County farmland with strong soil types and excellent road frontage. The farm will be offered in 7 tracts with multiple options for farmers, investors, and buyers looking for a potential building site. Immediate possession for farming purposes is available—be ready for the 2026 crop year.

Contact the Sales Managers for the detailed Information Book including Soils, FSA Information and other Due Diligence materials.



INFORMATION / INSPECTION DATES:
Wednesday, March 18th • 4-6pm
Monday, March 30th • 4-6pm
Meet a Schrader Representative at the property for more information about the auction.

TRACT DESCRIPTIONS:

- TRACT 1: 35± ACRES** — All tillable with Pewamo and Blount soils. Frontage on Henry Road.
- TRACT 2: 42± ACRES** — All tillable with Haskins, Pewamo and Blount soils. Frontage on Henry Road.
- TRACT 3: 78± ACRES** — Mostly tillable with 10± acres of woods accessible by lane. Haskins, Pewamo and Blount soils. Frontage on Henry Road.
- TRACT 4: 36± ACRES** — All tillable with frontage on Henry Road and CR 350 W. Productive Haskins, Pewamo and Blount soils.
- TRACT 5: 10± ACRES** — All tillable potential building site. Imagine the possibilities. Frontage on CR 350 W.
- TRACT 6: 32± ACRES** — All tillable with Pewamo and Blount soils. Frontage on Henry Road.
- TRACT 7: 29± ACRES** — All tillable with mostly Pewamo and Blount soils. Frontage on Henry Road and CR 350 W.



OWNER: Former Farm of Virgil (Sonny) and Janel Hicks
SALES MANAGERS: Kevin Jordan • 800-451-2709 & Ritter Cox • 260-609-3306

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AUCTION TERMS & CONDITIONS
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts & as a total 262± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts & as a whole.
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 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 at closing. Immediate possession for farming purposes is available—please contact the auction company for details.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2026 taxes due in 2027 & thereafter.
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.
ACREAGE: All tract acreages, dimensions & proposed boundaries are approximate & 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 & success-

ful 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. Combination purchases will receive a perimeter survey only.
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.



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.

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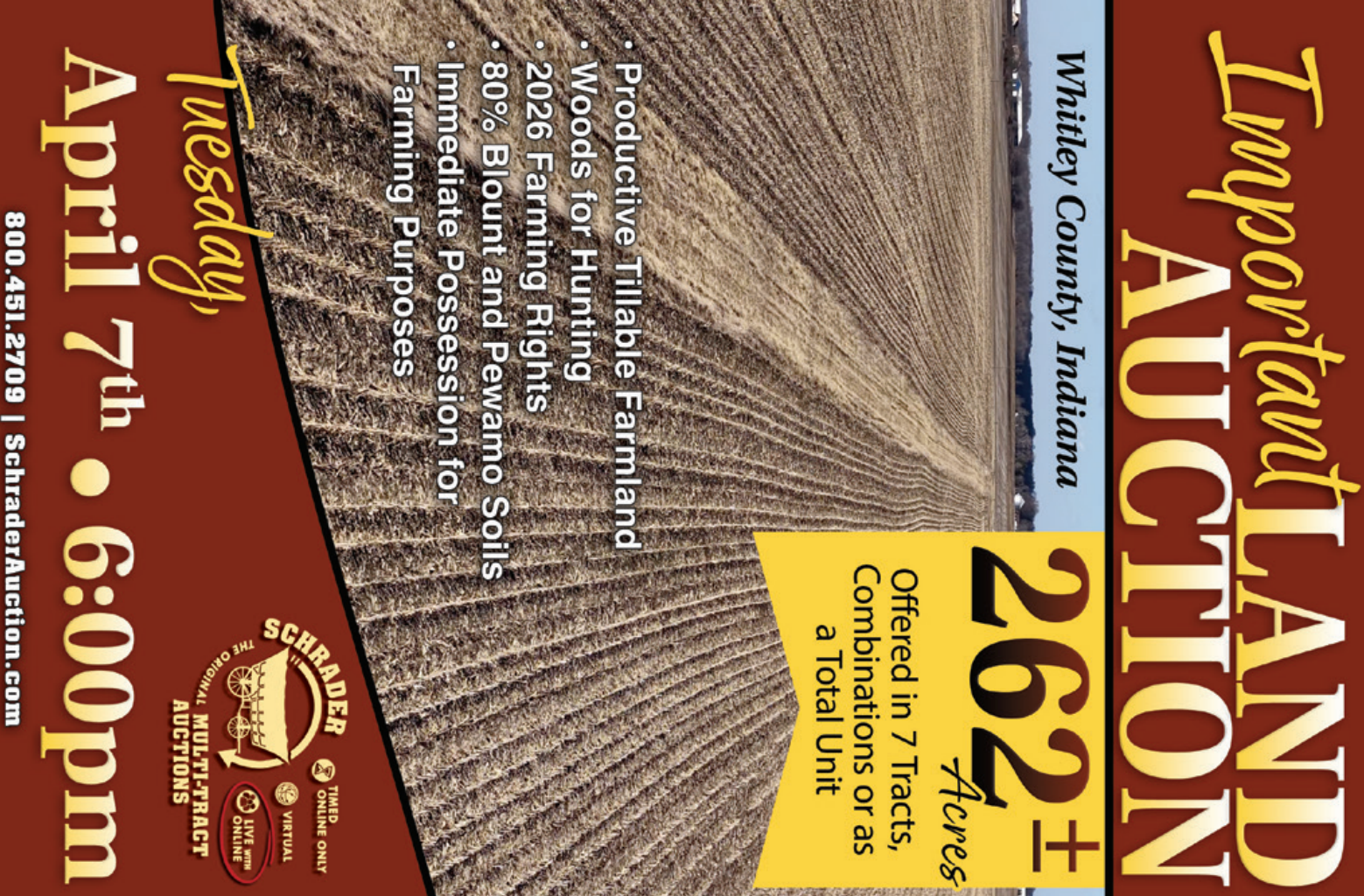
AUCTION MANAGERS:
Kevin Jordan • 800-451-2709
Ritter Cox • 260-609-3306

Kevin Jordan, RB14040687, AU10600023
Richard D. Cox, RB14051202, AU08600254
Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504

| APRIL 2026 | | | | | | |
|------------|-----|-----|-----|-----|-----|-----|
| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 5 | 6 | 14 | 15 | 16 | 17 | 18 |
| 12 | 13 | 21 | 22 | 23 | 24 | 25 |
| 19 | 20 | 28 | 29 | 30 | | |
| 26 | 27 | | | | | |



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