

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts and as a total 120-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

**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 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, 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 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 days after the auction or as soon thereafter upon completion of surveys, if applicable, the final title

commitment and Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

**POSSESSION:** Possession will be delivered at closing subject to tenant rights for the 2025 crop.

**REAL ESTATE TAXES:** Seller shall pay the 2025 real estate taxes due and payable in 2026. Buyer shall assume the 2026 real estate taxes payable in 2027 and thereafter. Seller to pay any ditch and drainage assessments due in 2025. Buyer shall assume any ditch and drainage assessments due in 2026 and thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

**SURVEY:** The Seller shall provide a new survey, and the type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. A combined purchase will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

**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 invi-

tee of the property by virtue of the offering of the property for sale.

**EASEMENTS:** Subject to any and all existing easements.

**AGENCY:** Schrader Real Estate and 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.**

**STOCK PHOTOGRAPHY:** Deer Images are for illustrative purposes only and are not of the auction property.



# SCHRADER

Real Estate and Auction Company, Inc.

## CORPORATE OFFICE:

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## AUCTION MANAGERS:

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**Arden Schrader • 260-229-2442**

James D. Hayworth, RB14004965, AU08700434

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Schrader Real Estate and Auction Company, Inc.,

AC63001504



### NOVEMBER 2025

| 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  |

800-451-2709

SchraderAuction.com

# Cass County, Indiana LAND AUCTION 120± Acres

Offered in 5 Tracts or any combinations

# Cass County, Indiana LAND AUCTION 120± Acres

Approx. 12 miles West & North of Logansport, IN

Offered in 5 Tracts or any combinations

- Tillable Land
- Woods for Hunting
- Possible Timber Value on Tract 5
- Check Out Possible Building Site

TRACTS 1-3

Auction held at the Rogers Event Center, 109 W. North St., Royal Center, IN 46978

**Monday, November 10 • 6:00 pm EST**

800-451-2709  
SchraderAuction.com



Monday, November 10 • 6:00 pm EST

# Cass County, Indiana LAND AUCTION

Approx. 12 miles West & North of Logansport, IN

**AUCTION LOCATION:** Rogers Event Center, 109 W. North St., Royal Center, IN 46978

**PROPERTY LOCATION:** From Logansport, IN, take US 24 10± miles west to CR 1000W, then take CR 1000W 2 miles north to CR 200N. The property is on both sides of 1000W & 200N.

## 120± Acres

Offered in 5 Tracts or any combinations

TRACTS 1-3

TRACTS 4 & 5

### TRACT DESCRIPTIONS:

**TRACT #1:** 48± ACRE parcel of land with 42.39 acres tillable (per FSA). This tract has quality soil with frontage on CR 1000W & CR 200N.

**TRACT #2:** 10± ACRE "SWING TRACT" tract of land and is mostly wooded. The Buyer of this tract must be the house owner to the west or the buyer(s) of Tract 1 or 3.

**TRACT #3:** A 22± ACRE tract with quality soils and 19.77 acres tillable (per FSA). This tract has an open ditch and frontage on CR 1000W.

**TRACT #4:** 30± ACRE tract of land with quality soils and mostly tillable soils. This tract has an open ditch and frontage on CR 1000W & CR 200N.

**TRACT #5:** 10± ACRE parcel of land, mostly wooded. Investigate for possible timber value and possible building site.

### Tracts 1, 2 & 3:

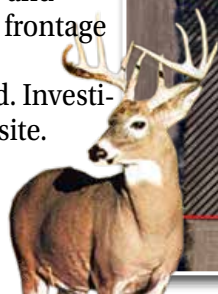
2024-2025 RE Taxes - \$1779.24/yr.

2025 Drainage Assessment - \$230.31/yr.

### Tracts 4 & 5:

2024-2025 RE Taxes - \$379.48/yr.

2025 Drainage Assessment - \$114.68/yr.



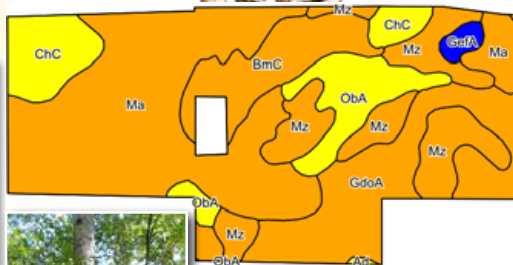
**INSPECTION DAY:**  
Wednesday, October 22<sup>nd</sup>  
3-5pm EST



TRACT 1



TRACTS 2 & 3



| Code | Soils                                    | Acres            | % of Field | Corn  | Beans | Winter Wheat |
|------|------------------------------------------|------------------|------------|-------|-------|--------------|
| Ma   | Maumee loamy fine sand, 0-1% slopes      | 49.95            | 40.5       | 134   | 47    | 54           |
| GdoA | Gilford fine sandy loam, 0-1% slopes     | 21.65            | 17.6       | 151   | 52    | 49           |
| Mz   | Morocco loamy fine sand, 0-2% slopes     | 18.91            | 15.4       | 102   | 36    | 41           |
| BmC  | Bloomfield loamy fine sand, 4-12% slopes | 11.22            | 9.1        | 85    | 30    | 38           |
| ObA  | Oakville Loamy fine sand, 0-3% slopes    | 9.95             | 8.1        | 85    | 30    | 38           |
| ChC  | Chelsea loamy fine sand, 4-12% slopes    | 9.83             | 8.0        | 75    | 26    | 34           |
| GefA | Gilford sandy loam, 0-1% slopes          | 1.37             | 1.1        | 151   | 52    | 49           |
| Ad   | Ackerman muck, drained                   | 0.19             | 0.2        | 144   | 35    | 58           |
|      |                                          | Weighted Average |            | 119.1 | 41.6  | 46.7         |

**SELLERS: JOE CARLSON & RICHARD CARLSON**  
**AUCTION MANAGERS:**  
**JIM HAYWORTH, 765-427-1913 & ARDEN SCHRADER, 260-229-2442**

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**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 Co. - 800-451-2709.

