

Tuesday, April 11 • 6pm

Auction Held at the Wabash County Fairgrounds, Wabash, IN

Wabash County, IN
99± acres
Offered in 3 Tracts



- Productive Tillable Farmland
- Outstanding Hunting Opportunities
- Scenic Property Containing Winding Streams & Attractive Views

800.451.2709
www.SchraderAuction.com



2023 Farming
Rights Available!

Wabash County
LAND AUCTION

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| April | | | | | | | 2023 | | | | | | |
|-------|----|----|----|----|----|----|------|----|----|----|----|----|----|
| Su | M | Tu | W | Th | F | Sa | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 2 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | | | | | | |

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Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com



Wabash County
LAND AUCTION

AUCTION MANAGERS: Al Pfister • 260.760.8922 #AU09200264
& Luke Schrader • 260.229.7089 #AUI2100009
Schrader Real Estate and Auction Company, Inc. #AG63001504

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Wabash County LAND AUCTION

The Lynch farm is a diverse property that contains a quality mix of tillable land, beautiful woods & streams. The tillable soils are primarily comprised of Glynwood-Mississinewa clay loams, Shoals silt loam & Hennepin loam. If you are an outdoor enthusiast, serious consideration should be made to the possibilities this property holds. Running creeks can be found throughout & riding trails could potentially be cut through the woods. Numerous quality deer have been harvested on this farm over the years!

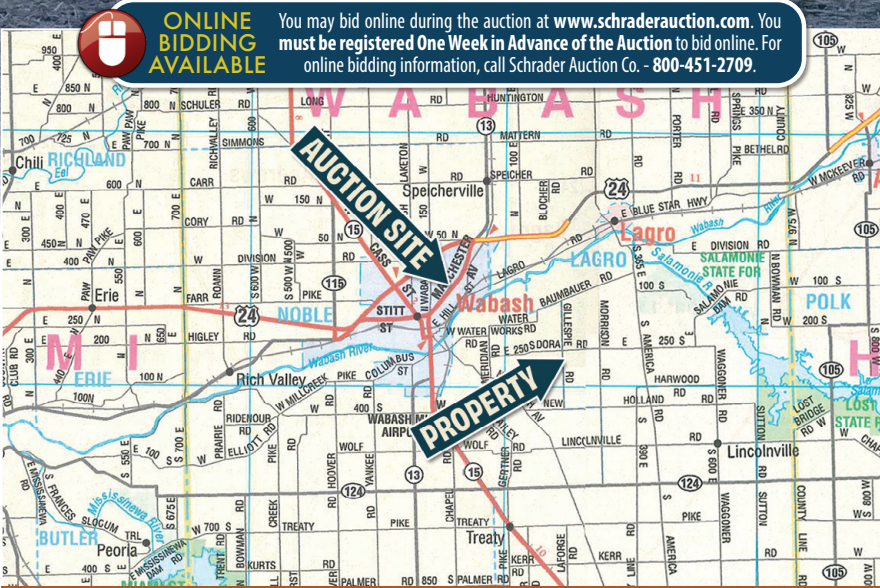


TRACT 1 - 56+ ACRES of majority productive tillable farmland. This tract could be a tremendous add on to an existing operation, & the 50' access allows residential development to be a possibility. Can be bid on individually or if more woods are desired can be combined with both tracts 2 & 3. *Tracts 2 & 3 are both "Swing Tracts" which can be bid on in combination with tract 1 by anybody, or bids can be placed on the tracts individually by any neighbor that does adjoin the property.*

TRACT 2 - 20+ ACRES "SWING TRACT" that could be a great add on for an existing neighbor looking for recreational activities! Can be bid on in combination with tract 1 by any non-adjoining land owner.

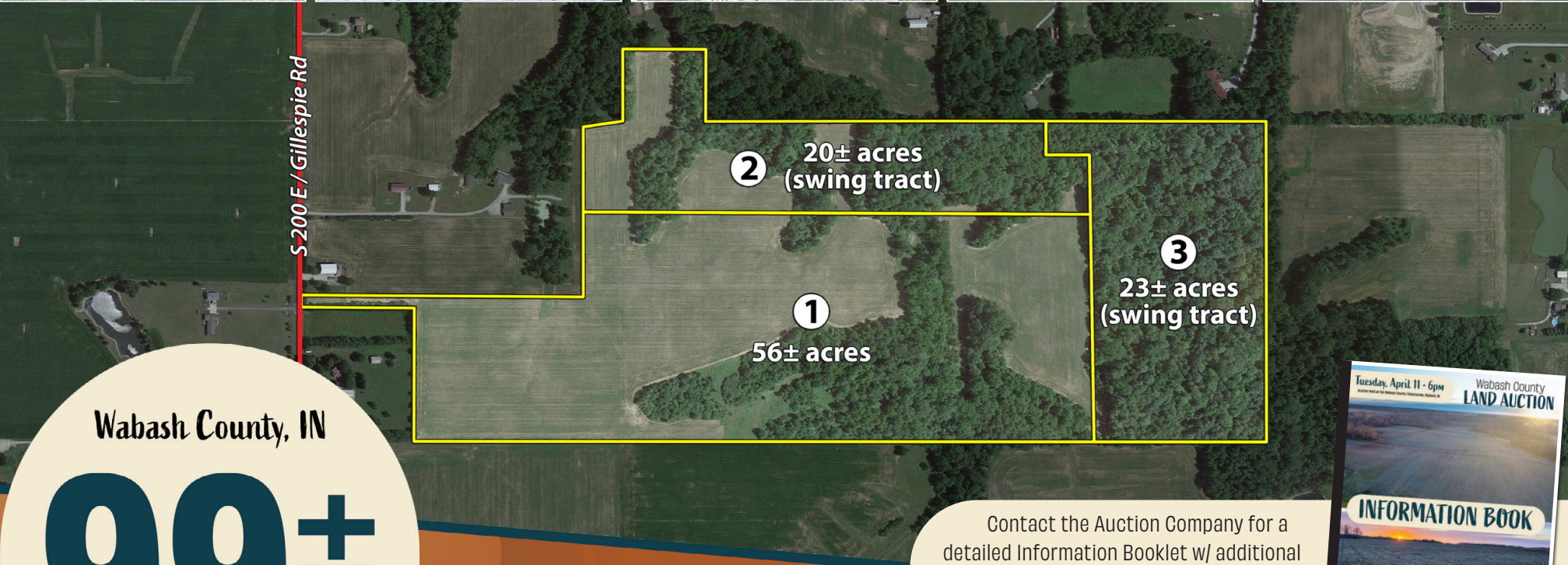
TRACT 3 - 23+ ACRES "SWING TRACT" that also could make for a great add on to a neighbor's back yard. This tract contains 10.7 acres enrolled in the Indiana Classified Forest Program. Can also be bid on in combination with tract 1 by any non-adjoining landowner.

SELLER: Andrew Lynch, Personal Representative for the Richard Lynch Estate
AUCTION MANAGERS: Al Pfister • 260.760.8922 & Luke Schrader • 260.229.7089



AUCTION LOCATION: Wabash County Fairgrounds - 660 Gillen Ave, Wabash, IN 46992 • From the intersection of US 24 & SR 13, head south on SR 13 for a mile and a half, then turn right onto Gillen Ave

PROPERTY LOCATION: Near 2825 S 200 E, Wabash, IN 46992 • From SR 13 in Wabash, head east on S Huntington St. After a half mile take a slight left onto W 250 S. Continue on for 3 miles, then right onto S 200 E. After a ¼ of a mile the property will be on your left.



Wabash County, IN

99± acres

Offered in 3 Tracts

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Contact the Auction Company for a detailed Information Booklet w/ additional due diligence materials, including: soil maps, tax, FSA details, etc.



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AUCTION TERMS & CONDITIONS:
PROCEDURE: The Wabash County property will be offered in 3 individual tracts, any combination of tracts, & as a total 99± acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 a Personal Representative's Deed.

CLOSING: The targeted closing date will be approximately 45 days after the auction.
POSSESSION: Possession is at closing, with immediate possession available for farming purposes.
REAL ESTATE TAXES: Seller shall pay 2022 real estate taxes due & payable in 2023. Buyer shall assume any taxes thereafter. Buyer shall assume any ditch & drainage assessments due after closing.
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 has been scheduled & will be staffed with 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.
INDIANA CLASSIFIED FOREST PROGRAM: 10.7 acres on the far east end of the

farm are enrolled in the Indiana Classified Forest Program. Please refer to the information book for more details.
ACREAGE: All acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.
TRACT 2 & 3 BOUNDARY LINES: If tract 2 or 3 is sold separately the county requires the minimum acres to be at least 20 for the split parcel. Auction company reserves the right to adjust boundary lines accordingly to ensure the county minimum is met.
SURVEY: Any need for a new survey shall be determined solely by the Seller.
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.