



# 115± Acres Land Auction

**Certified Organic**

Offered in 4 Tracts or Any Combination  
Kosciusko County, IN

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

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MARCH 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	<b>19</b>	20	21	22
23	24	25	26	27	28	29
30	31					

Kosciusko County, IN

# 115± Acres Land Auction

**Certified Organic**

Consider the Possibilities!



# 115± Acres

Offered in 4 Tracts or Any Combination

Productive Organic Farm with good soils

Recent Drainage Work has been done

Potential Home & Mini Farm Building Sites close to Warsaw

108.19± FSA Tillable Acres

TRACTS 2-4

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TRACT 2

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

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**Wednesday, March 19 • 6pm**

Auction to be held at the Zimmer Biomet Center Lake Pavilion,  
119 E Canal St, Warsaw IN 46580

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**SCHRADER**  
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**Wednesday, March 19 • 6pm**



**115± Acres**

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# Land Auction

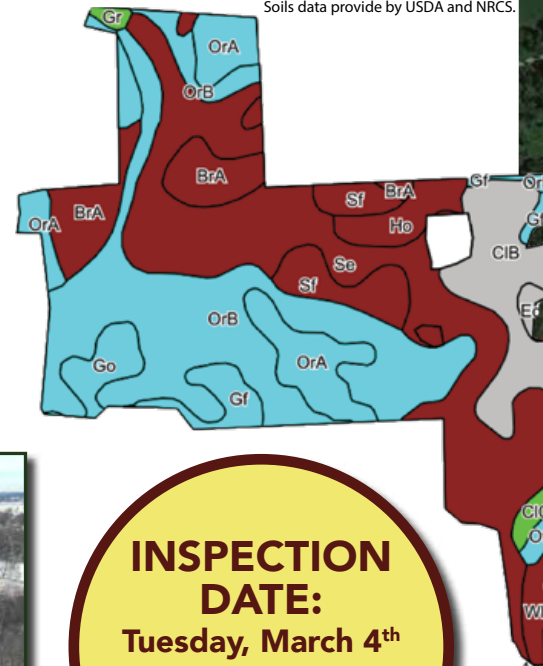
**Certified Organic**

- Productive Organic Farm with good soils
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- 108.19± FSA tillable acres • Consider the Possibilities!

**Wednesday, March 19 • 6pm**

Code	Soils Description	Acres	% of Field	Bushel	
				Corn	Soybeans
Se	Sebewa loam	30.80	29.3	133	37
OrB	Ormas loamy sand	28.68	27.4	100	35
OrA	Ormas loamy sand	9.48	9.1	100	35
CIB	Coloma loamy sand	9.40	9.0	88	31
BrA	Bronson sandy loam	7.35	7.0	108	38
Sf	Sebewa mucky loam	5.09	4.9	131	33
Ho	Homer sandy loam	2.96	2.8	108	33
Gf	Gilford sandy loam	2.91	2.8	148	51
295A	Mokena silt loam	4.16	2.6	172	54
Go	Gravelton loamy sand	2.57	2.5	105	18
WIB	Wawasee fine sandy loam	2.21	2.1	145	51
CIC	Coloma loamy sand	1.04	1.0	78	27
OtA	Ormas loamy sand	0.85	0.8	100	35
Ed	Edwards muck	0.56	0.5	137	36
Gr	Gravelton-Palms	0.44	0.4	72	19
CrB	Crosier loam	0.39	0.4	155	50
Weighted Average				113.4	36.5

Soils data provide by USDA and NRCS.



FSA INFORMATION		
Cropland 108.19 acres		
Crop	Base	PLC Yield
Corn	57.10 ac.	163 bu.
Soybeans	47.35 ac.	43 bu.



**PROPERTY:** Located 4 miles West of Warsaw, IN on Winona Ave (becomes Crystal Lake Rd) to Parks Schram Rd then north to approx. 418 N Parks Schram Rd, Warsaw, IN 46580.  
**AUCTION LOCATION:** The Zimmer Biomet Center Lake Pavilion, 119 E Canal St, Warsaw, IN 46580.

**TRACT DESCRIPTIONS:**  
**TRACT 1: 33.55± ACRES** mostly all tillable with small wooded area. Sebewa loam drained and Coloma loamy sand soils with frontage on Crystal Lake Rd.  
**TRACT 2: 45.71± ACRES** all tillable with Sebewa loam drained, Bronson sandy loam and Ormas loamy sand soils. Frontage on Parks Schram Rd.  
**TRACT 3: 20± ACRES** all tillable with Sebewa loam drained and Ormas loamy sand soils. Frontage on Parks Schram Rd. Consider the recreational possibilities!  
**TRACT 4: 16.4± ACRES** all tillable with Ormas loamy sand, Bronson sandy loam and Sebewa loam drained. Frontage on Parks Schram Rd. Potential mini-farm setting.



TRACTS 1 & 2



TRACT 3



TRACT 4

**INSPECTION DATE:**  
**Tuesday, March 4<sup>th</sup>**  
**12-2 PM**  
 If you can't make this date, Call Auction Managers.



TRACTS 2 & 3



TRACTS 3 & 4



TRACT 1

Contact Auction Managers for Detailed Information Book Including FSA, Soils and Other Due-Diligence Materials on the Property!



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 115± 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 at closing. Immediate possession prior to closing is available for farming purposes. Contact Auction Manager(s) for details.  
**REAL ESTATE TAXES:** Seller will pay 2024 taxes due in 2025. Real estate taxes will be the responsibility of the Buyer(s)

beginning with the 2024 taxes due in 2025 and thereafter.  
**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.**

**SELLER:** Iroquois Valley Farms  
**AUCTION MANAGERS:** Robert Mishler, 260-336-9750 and Joe Kessie, 260-609-4640

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 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.