

48[±] Acres

OFFERED IN 4 TRACTS
Ranging from 6[±] to 17[±] acres

- Tillable Acreage
- Beautiful Rural Build Sites Near Warsaw and Big Chapman Lake
- High Quality Soils
- Excellent Potential Home and Mini Farm Building Sites
- Great Habitat for Waterfowl, Deer, And Turkey

*Equipment
to Sell in July!*



- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE

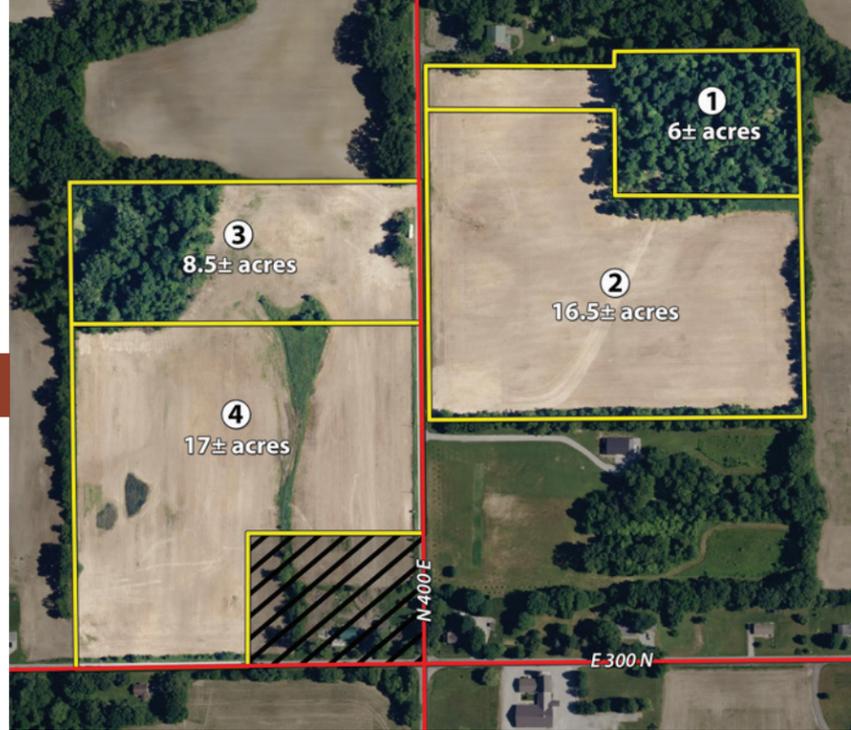
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THURSDAY, JUNE 19 AT 6PM
held at the Kosciusko County Fairgrounds

Warsaw, Indiana • Online Bidding Available

Quality KOSCIUSKO COUNTY LAND AUCTION



INSPECTION DATES: Wednesday, May 28 & Thursday, June 12 • 4:00 - 6:00 pm

The Goon Farm is a rare find located approximately 3 miles northeast of Warsaw. 48± acres of productive farmland and scenic woods with a large amount of road frontage. Attractive for both farming or locating country homes or mini farm sites. The properties also possess excellent recreational potential for hunting. The farm is leased through the 2025 crop season. Inspect this property yourself and be prepared to bid your price on June 19th.

TRACT 1 - 6± acres. Great potential building site with woods in back for recreation or secluded building site. Approximately 120' of road frontage on 400 E. The soils are mostly Riddles fine sandy loam, Whitaker loam, and Wawasee fine sandy loam.

TRACT 2 - 16.5± acres of tillable and productive cropland. Approx. 850 ft. of road frontage on 400 E. Soils are a mixture of Whitaker loam, Rensselaer loam, and Riddles fine sandy loam. A great piece for a farming operation or as a larger build site.

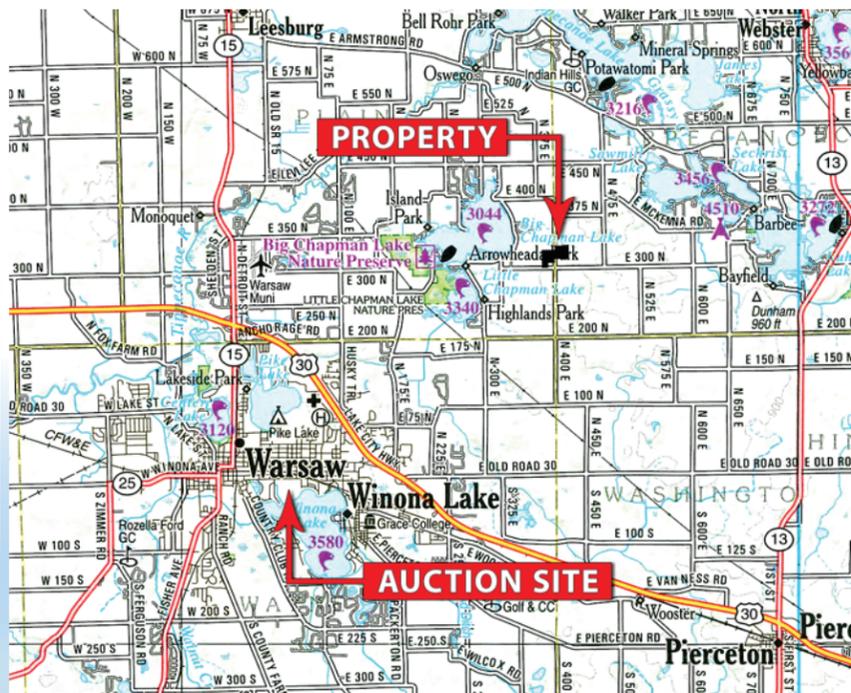
TRACT 3 - 8.5± acres. Beautiful potential premium building site with woods and cropland. The wetland on this tract has commonly held geese and ducks. Close proximity to the lakes makes for an outstanding waterfowl set up with heavy bird traffic. Approx. 400 ft. of road frontage on 400 E. Soils are Barry loam and Wawasee fine sandy loam.

TRACT 4 - 17± acres. Almost all tillable cropland with frontage on 400 E and 300 N. Soils are a mixture of Riddles fine sandy loam, Rensselaer loam, Barry loam, and Whitaker loam. A great tract to add onto an existing farming operation or utilize as a larger build site.

Combine Tracts 2 and 4 for approximately 31± acres of productive farmland.

PROPERTY LOCATION: From Warsaw, go east on Old Rd 30 1 mile, then turn left onto 300 E. Continue for 2 miles and turn right on 200 N. Continue 1 mile and turn left on 400 E. Continue 1 mile. The property will start at 300 N with one tract being on the left and one on the right of road 400 E. **(Near 3966 E 300 N, Warsaw, IN 46582)**

AUCTION LOCATION: Shrine Building located on the Kosciusko County Fairgrounds, 1400 E. Smith St., Warsaw IN 46580



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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 48± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and 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, 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 45 days after the auction.

POSSESSION: Possession shall be subject to the harvest of 2025 crop.

REAL ESTATE TAXES: The 2025 real estate taxes due and payable in 2026 will be the responsibility of the seller. All following taxes will be the responsibility of the buyer.

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.

Owner: **Scot E and Misty Goon**

Auction Managers:

Luke Schrader • 260.229.7089

Joe Kessie • 260.609.4640

800.451.2709

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LAND AUCTION



SCHRADER

Real Estate and Auction Company, Inc.

PO Box 508 • 950 N Liberty Dr

Columbia City, IN 46725

800.451.2709 • 260.244.7606

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AU12100009, RB20001312

Joe Kessie • 260.609.4640

RB23001983

JUNE	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	30					

 *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 Company.

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