

117.5± acres

Offered in 6 Tracts or Combinations



August	SU	M	TU	W	TH	F	SA
						1	2
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24/31	25	26	27	28	29	30	

Auction Managers:

Luke Schrader • 260.229.7089 #RB20001312, #AU12100009
& Drew Lamle • 260.609.4926 #RB21000229, #AU12100017

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Southern Huntington County LAND AUCTION

Jefferson Township - Huntington County, IN

Wednesday, August 20 • 6pm

Southern Huntington County LAND AUCTION

Jefferson Township - Huntington County, IN



Tract 2

117.5± acres

Offered in 6 Tracts or Combinations

Wednesday, August 20 • 6pm

At the Huntington County Fairgrounds
631 East Taylor St, Huntington, IN 46750

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Tracts 5 & 6

- Tracts Ranging in Size from 5± to 46± Acres
- Quality Tillable Soils & Great Recreational Opportunities
- Rural Building Sites with Wooded Acreages!
- Located Near Salamonie State Park
- Centrally Located 6.4± Mi. NW of Warren,
13± Mi. S of Huntington & 15± Mi. NE of Marion

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The Wehr property is a diverse offering that can fit the mold of farming operations, hunters, & rural build sites alike. The auction contains some predominantly tillable aspects with quality soils & drainage, as well as some wooded land in smaller tracts. Be sure to investigate the different opportunities this property allows for & be prepared to bid your price on August 20th!

Tracts 5 & 6

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

117.5± acres

Tract 2

Auction Location: Huntington County Fair Grounds - Beacon Credit Union Heritage Hall, 631 East Taylor St, Huntington, IN 46750

Directions to Property: From the Intersection of SR 9 & SR 124 South of Huntington, travel East of SR 124 for 3.6 miles to S 300 W. Turn right (South) on S 300 W. Travel South for 2.1 miles to W 800 S. Turn right (West) on 800 S & the property will begin on the right in .5 miles.

From the Intersection of SR 124 & SR 5 North of Warren, travel west on SR 124 for 3.3 miles to S 300 W. Turn left (South) on 300 W & travel for 2.1 miles to W 800 S. Turn right (West) on 800 S & the property will begin on the right in .5 miles.



Tract 4

Tract 1 - 13.5± nearly all tillable acres, comprised of Pewamo & Shoals silt loam soils.

Tract 2 - 46± acres containing quality soils & an extensive pump system for enhanced drainage. The tract contains frontage on both W 800 S & S 350 W. An electric pump system on this tract lifts water to the creek on the north side of W 800 S.

Tract 3 - 28± acres of primarily Blount silt loam soils & also contains some wooded land. This tract is an excellent combination of a potential rural homesite & hunting land that is also income producing.

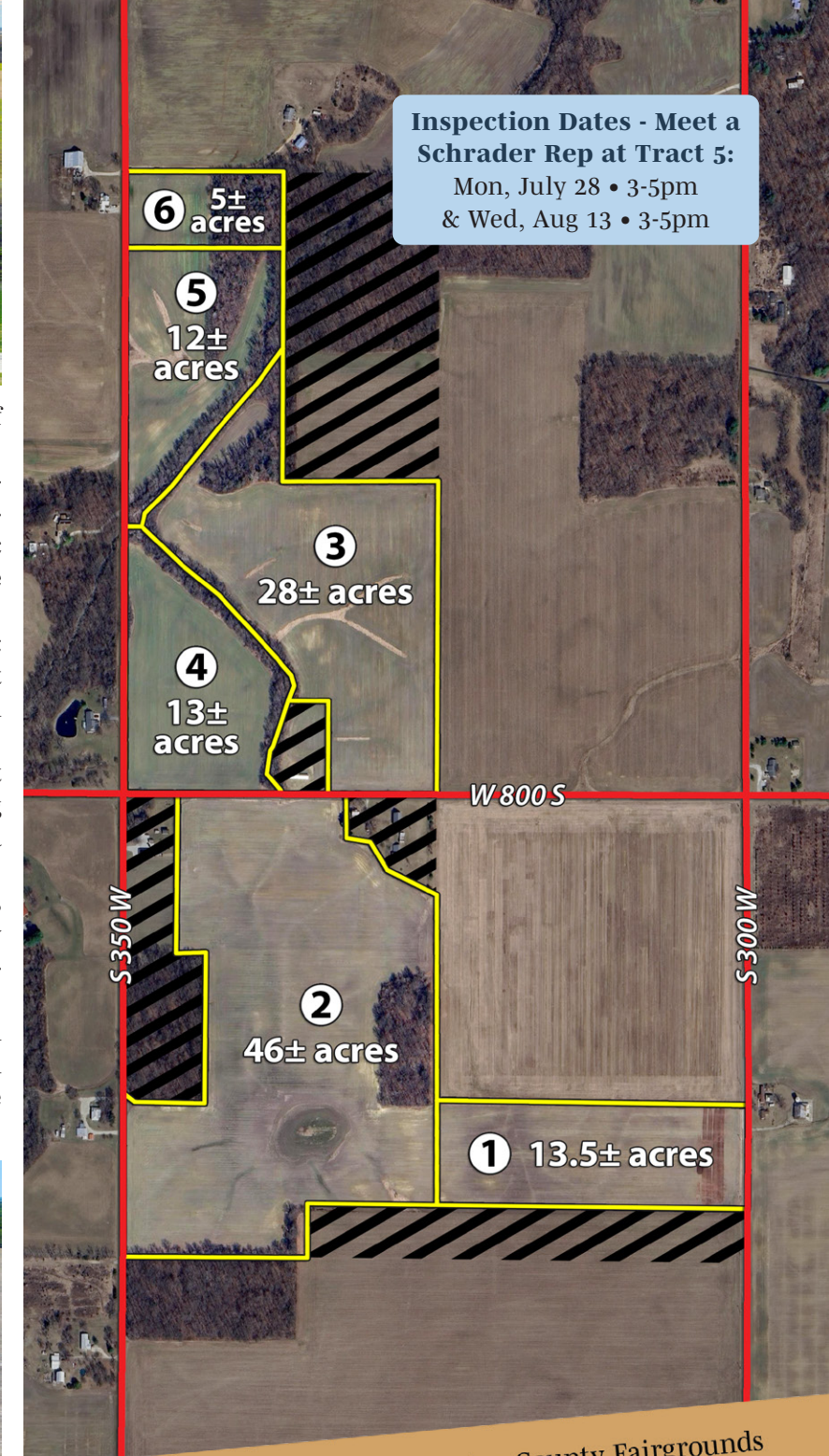
Tract 4 - 13± acres of tillable land that makes for a great investment property or add on to an additional farming operation. Consider the build site opportunities for a small hobby farm!

Tract 5 - 12± acres, hunters look in! This piece contains both income producing tillable land & a wooded draw great for a deer habitat. A unique opportunity to have seclusion on this size of acreage!

Tract 6 - 5± acres containing wooded acreage & an open field that makes for an excellent potential build site! If you are in the market for a rural spot to put up a new home you will want to be sure to investigate!



Tract 3



Inspection Dates - Meet a Schrader Rep at Tract 5:
Mon, July 28 • 3-5pm
& Wed, Aug 13 • 3-5pm

At the Huntington County Fairgrounds
631 East Taylor St, Huntington, IN 46750

Wednesday, August 20 • 6pm

Seller: Joseph C Wehr & Brenda S Wehr Joint Living Trust
Auction Managers: Luke Schrader • 260.229.7089 & Drew Lamle • 260.609.4926



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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CLOSING: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession is at closing subject to harvest of 2025 crop.
REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 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 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.

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 & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate and 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.**