

# Year End Reflection

*Annual Report*



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**SCHRADER**

*Real Estate and Auction Company, Inc.*



# Year End Reflection 2021



## Annual Year End Reflection

Dear business associate, friend, landowner, and/or machinery trader, welcome to our first annual year end reflection. We look forward to taking a peek behind, while also mentioning what is ahead for our company. We are thankful for the clients, associates, and friends we have across the country that trust and support our team. We entered the year with great optimism for what this year would bring, and it has not disappointed. Increased land prices have made the past year a great time to be a seller, while the simultaneous continued consistency in land appreciation has made it a great time to be a buyer and investor of land as well.

Our primary business platforms, land and equipment auctions, have both produced the best year our company has seen. The lack of supply of both assets have created unprecedented values. In general, auctions work best when there is a high amount of competition in the marketplace. The lack of supply has surged competition, making auctions an extremely attractive way for land and equipment owners to transition property. Low interest rates have allowed buyers to take advantage and gather these assets at the current rates while they can.

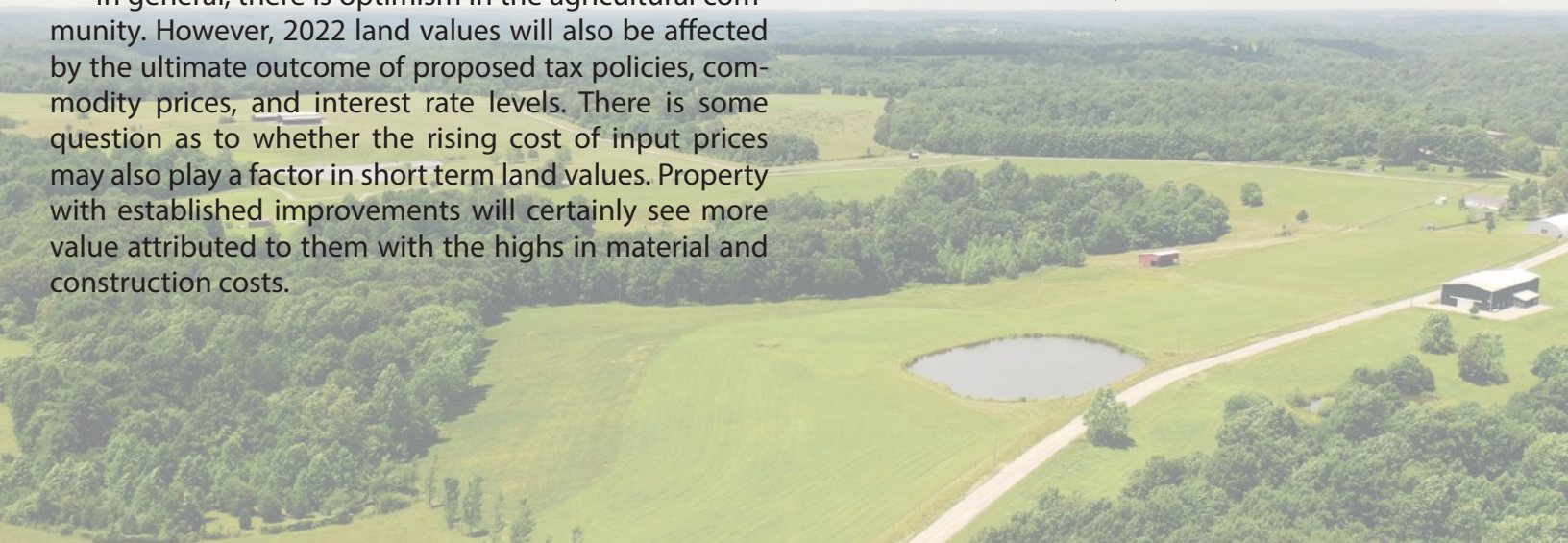
In general, there is optimism in the agricultural community. However, 2022 land values will also be affected by the ultimate outcome of proposed tax policies, commodity prices, and interest rate levels. There is some question as to whether the rising cost of input prices may also play a factor in short term land values. Property with established improvements will certainly see more value attributed to them with the highs in material and construction costs.

The lack of available inventory certainly helped land prices, but it may have been even more evident in the boost of equipment values. Our industry saw equipment prices across the board like never before. The fluidity of equipment through consignment auctions has also continued to become more and more popular. We are seeing fewer retirement auctions, and more scenarios where producers are wanting to sell their current inventory to upgrade. We project this trend will continue, and that machinery values will continue to rise as the supply chain continues to struggle.

We feel extremely blessed heading into 2022 by where our company is positioned. Most like to say we are in the auction business, but more so than that we are in the people business. We are fortunate to have brought on several young professionals over the past 18 months. The energy our younger agents and staff have paired with the wisdom of our personnel that has been in the industry for years has created a dynamic culture and momentum that we look forward to carrying into 2022 and beyond. We invite you to join us on the ride!

Sincerely,

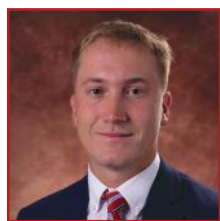
A handwritten signature in black ink, appearing to read "J.D. Sch". The signature is fluid and cursive, written over a light background.







## Introducing Our New Personnel



**Cam Scott** (*Appraisal Division*) - It has been our pleasure to bring Cam aboard our team over the past year within our corporate headquarters in Columbia City, IN. Cam is wrapping up his studies at IPFW in Finance and has a tremendous future within our company. With a passion for the outdoors and tremendous number skills, Cam has already proved valuable within our appraisal department, and we are excited to see where he takes it over the coming years.

*"Schrader's has welcomed me with open arms, and I cannot be more thankful to work with such great people. I am excited to see where this opportunity will take me."*



**Jess Nighswonger** (*Colorado Office*) - It is with much excitement that we announce the opening of our Colorado office, headed by Jess Nighswonger in Keenesburg, CO. Jess has a wealth of agricultural knowledge he has accumulated over the course of his life. He had an extremely successful meat judging career at Texas Tech University and has been involved in the cattle industry since a young age, as well as working irrigated farms growing up.

*"I'm looking forward to expanding business across the Western U.S., as well as being able to work with the Schrader team, which is extremely high functioning and understands the meaning of team work."*



**Isaac Paris** (*Marketing Division*) - Marketing continues to be one of the main driving factors of our company's success, and it is not possible without great people behind the scenes. We were fortunate enough to add another wonderful individual to our marketing team in Isaac. Isaac's fresh innovation and creativity has already made a great splash in his first couple of months, and we are thrilled to see him continue to grow and play a larger role every day.



**April Frey** (*Front Office*) - Although we are known for marketing and sales, we have a tremendous foundation of front office employees that allow our team to keep moving and be diligent with our clients. April has been a great addition to the team bring an incredible amount of energy and enthusiasm on a daily basis.



**Angie Heiden** (*Front Office*) - Those in the real estate and auction industry all understand how crucial records and data keeping are in the long-term success of an organization. Angie has stepped right in and been a phenomenal asset in assisting our agents with support documents maximizing the value we can give to our clients.



# Year End Reflection 2021

## 2021 Schrader Real Estate and Auction Sale of The Year: The Bollant Dairy

We often say the more unique and challenging the property is, the more value our team can bring to our clients. That was certainly the case with the Bollant Dairy. The operation boasted nearly 1,800 total cropland acres, around 3,400 head of livestock, and millions of dollars in improvements in Grant County, Fennimore, Wisconsin.

Although challenging, the challenge was not derived from the quality of the operation itself. The Bollant Family had kept the land, buildings, and livestock extremely well maintained and in pristine condition. Rather, the challenge came from external factors in a time of struggling milk markets, low kill prices, and creating manure easements to allow the new operators the flexibility to continue operating to standards under the current CAFO permit.

With tremendous data records from the Bollant Family, as well as assistance from the Wood Law Firm and Axley Brynelson, LLP we were fortunate enough to formulate a path allowing bidders and potential buyers the chance to bid their price on the operation with the confidence they could continue to operate. Although only 211 acres were offered at the auction, the buyer of the dairy had the right to enter into long term leases on 1,634 cropland acres if they desired. The multi-tract system proved advantageous for buyers and sellers alike.

Cattle buyers could bid on the cattle individually, folks looking to expand their operation by investing in buildings could bid on the real estate individually, and folks looking to consume the entire operation had the flexibility to combine the land and cattle together in their bid.

Ultimately, the land and cattle were purchased separately. The cattle were sent throughout the country, and the buildings were bought by local operators looking to expand their operation with their existing herd. Projects with exceptional clients is what makes the real estate industry worthwhile, and the Bollant Family was a pleasure to work with. We are extremely thankful to have been able to play a role in helping them move into retirement.





## Appraisal Outlook

Schrader Real Estate and Auction's Appraisal Department may be a lesser-known entity when it comes to Schrader's areas of expertise. All the land sales and record-breaking equipment sales, along with our tremendous marketing team, can overshadow our appraisal department at times.

Led by Fred Geyer, with over 40 years of performing rural appraisals, our appraisal department has helped landowners across the state for many years. Fred has been an industry leader for decades. Fred has the unique opportunity to appraise a farm, and then see it be sold at auction. Appraising what subsequently sells in the open marketplace keeps Fred's feet to the fire and his work tied to reality. This is an opportunity that most appraisers do not get to see, and just one of the many reasons Fred is recognized as one of the industry's best.

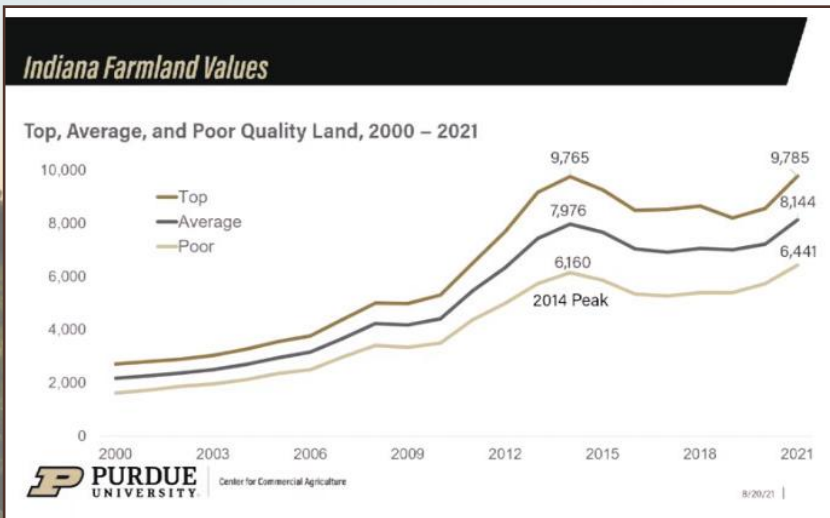
Looking ahead to 2022 we are very excited to have added Cameron Scott to our appraisal team. With this addition we are able to combine 40+ years of experience, with a new generation and new perspectives. Our appraisal department is leading the way and look forward to assisting our valued customers with their appraisal needs.

Here at Schrader's, we have seen a tremendous increase in the price per acre of land. On tillable land we have seen increases upwards of 25 percent. Purdue University released results in their Purdue Farmland Value and Cash Rents Survey at the end of the second quarter. These results suggested that recreational land may be up over 90 percent. It has been an interesting year trying to justify our appraisal numbers, with the market becoming so hot, so quickly. Through a small analysis of our sales since 2019, we have seen nearly triple the number of sales over \$10,000/acre. This is just a small example of the rapidly growing price of land.

Table 1. Average estimated Indiana land value per acre (tillable, bare land), per bushel of corn yield, and percentage change by geographic area and land class, selected time periods, Purdue Land Value Survey, June 2021<sup>1</sup>

Area	Land Class	Corn bu/A	Land Value				Projected Land Value	
			Dollars Per Acre			% Change 6/20-6/21 %	% Change 6/21-12/21 %	
			June 2020 \$/A	Dec 2020 \$/A	June 2021 \$/A			
Indiana	Top	212	8,579	9,061	9,785	14.1%	3.9%	
	Average	182	7,236	7,570	8,144	12.5%	3.9%	
	Poor	153	5,746	5,978	6,441	12.1%	4.2%	
	Transition <sup>2</sup>	XXX	15,127	16,131	17,759	17.4%	3.3%	
	Recreation <sup>3</sup>	XXX	3,876	5,228	7,486	93.1%	-23.2%	

**PURDUE UNIVERSITY** Agricultural Economics



Attached is a graph from Purdue University Center for Commercial Agriculture, indicating the average farmland values in Indiana as of the third quarter, 2021.

**SchraderAuction.com**

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Real Estate and Auction Company, Inc.



# Year End Reflection 2021

## Equipment Overview and Outlook

In the past year our company produced its best equipment sales numbers in the history of our organization. We performed an internal record for total number of equipment auctions held as well. Our diversification of offering live, online, as well as simulcast farm equipment retirement sales and the options on the consignment front, allow us to serve our clients' needs in a variety of ways. We are excited to continue to grow our farm equipment division moving forward.

The farm equipment market has never been hotter. Low inventory and delayed delivery dates for new equipment have significantly boosted used equipment prices, and we expect that trend to continue into 2022. Given the labor shortages and strikes that occurred through the fall, it is likely we will continue to see delayed delivery dates through the coming year. It is going to take the market a bit to catch back up. Low use pre emission tractors and trucks continue to stay in very hot demand.

**SOLD: \$346,000**



66 Images

**2021 John Deere S760 Combine**, 800/65R32 drive tires, 600/70R20 rears, chopper, Power bin extension, 73 eng. hrs., 46.4 sep. hrs.

**SOLD: \$260,000**



36 Images

**Tag #435 New Holland 410 Tractor**  
2020 New Holland T8.410 tractor, MFWD; 19 Speed Powershift; Luxury Technology Cab; 748 Hours; 5 Remotes; LED Lighting w/ Front HID;

**SOLD: \$230,000**



44 Images

**2013 John Deere 8310R**  
2013 JD 8310R MFWD tractor, 480/80R50 tires & hub duals, 420/85R34 fronts, 5 remotes, 3pt & coupler, pto, Beacon, Premium Lighting, Command Screen, front & rear weights, auto

**SOLD: \$260,000**



53 Images

**2014 Case IH 8230 AFS Combine**  
2014 C-IH 8230 AFS combine, RWD, loaded, 900/60R32 tires, 600/65R38 rears, folding hopper, hyd fold unload auger w/hyd spout, Pro 700 monitor, auto steer, Field Tracker, rock trap,

**SOLD: \$177,500**



42 Images

**2013 John Deere 8235R MFWD tractor**  
2013 John Deere 8235R MFWD tractor, PS, ILS, 480/80R50 duals, 420/85R34 fronts, 5 remotes, power beyond, pto, quick hitch, ONLY 44.1 hours,

**SOLD: \$148,800**



40 Images

**CIH Magnum 275 MFWD tractor**  
CIH Magnum 275 MFWD tractor, 4 remotes, big & small 1000 pto, inside rear weights, 10 front weights, 520/85R-46 rears, 480/70R-34 fronts, 1277 hrs, powershift, left hand reverser

**SOLD: \$130,000**



40 Images

**CIH Magnum 235 MFWD tractor**  
CIH Magnum 235 MFWD tractor, 4 remotes, big & small 1000 pto, rear weights, (6) front weights, 380/90R-50 rears, 320/85R-38 fronts, Red heated leather seat, Power shift trans., left hand

**SOLD: \$115,000**



43 Images

**2019 Freightliner Cascadia 126 Semi**  
2019 Freightliner Cascadia 126 Semi, day cab, 11R-22.5 tires, alum rims, 505 Detroit, 12sp auto shift, pto, air ride, UPDATED 12-2-21 MILES (only 8,704 miles) 1 owner, VIN 1FUJHLDR1KLKP4728

**SOLD: \$104,000**



43 Images

**2021 Bobcat E85 Excavator**  
2021 Bobcat E85 Excavator 24" bucket, quick tach, 18" tracks, 97" blade, 172 hrs. Located in inspection and pick up at 105 S. 500 E.,

**SOLD: \$99,000**



86 Images

**John Deere 2230 Field Cultivator**  
John Deere 2230 Field Cultivator, 52" 6", Tru Set, Pro Finish Leveling System 3 bar spike narrow and crumbler basket, 285/70-19.5

**SOLD: \$97,000**



39 Images

**1993 JD 4960 MFWD tractor**  
1993 JD 4960 MFWD tractor, 18.4R-46 tires & hub duals, 16.9R-30 fronts, 3 remotes, 3pt & coupler, pto, front weights (only 4056 hrs)

**SOLD: \$90,000**



24 Images

**40' 2020 MacDon FD 140 Flex Draper**  
40' 2020 MacDon FD 140 Flex draper, Flip over reel, light package, (1200 acres) Expand

**SOLD: \$84,000**



13 Images

**Tag #463, Bobcat V923 Telehandler**  
2020 Bobcat V923 Telehandler - 1,120 hrs

**SOLD: \$53,500**



23 Images

**Tag #343, Grouser AG Pro 14 Silage Special**  
13' 9" Grouser AG Pro 14 Silage Special, hyd. angle and tilt

**SOLD: \$32,000**



22 Images

**20' JD 750 no-till drill, 7.5" spacing**  
20' JD 750 no-till drill, 7.5" spacing, markers, Remilinger hyd poly fill auger, firmers

**FEATURED**



1d - 4

**Machinery Pete**  
1992 JD 4455 with 4223 hours sold today on farm auction in northeast Indiana for 2nd highest price in 5 1/2 years - 6th highest auction sale price ever on 4455.







# Year End Reflection 2021

## EAST COAST SALES -

**Commercial Mushroom Farm AUCTION**  
as a Going Concern, offered in 4 Tracts or Combination

**SCHRADER**  
South Eastern Pennsylvania

Contact auction company for more information.  
Property can be viewed by appointment only!

- 58.4+ Acres
- 63 Double Mushroom Houses
- 490,000+ sq.ft. of Growing Space
- 35,000+ sq.ft. Packaging and Shipping facility
- 2.5+ Ac Wharf
- (6) Phase II Pasteurization Tunnels
- All Equipment Sells with the Property

Qualifying Bids Due: submit to Schrader Auction Co.  
Tuesday, October 5<sup>th</sup> • 5:00 pm EST  
Live Auction: for Qualified Bids submitted Oct. 5<sup>th</sup>  
Friday, October 8<sup>th</sup> • 10:00 am EST  
800-451-2709 • SchraderAuction.com

### CHESTER COUNTY • AVONDALE, PA

**10/8 Cardile** - The Cardile Mushroom farm offered an indoor produce opportunity to enter an extremely specialized business. The operation had over \$490,000 sq. ft. of growing space, 35,000 sq. ft. of packaging and shipping, 63 total double mushroom houses, and 6 Phase II Pasteurization Tunnels.

**SOLD: \$5,175,000**



### FRANKLIN COUNTY • SMITH MOUNTAIN LAKE, VA

**12/2 AEP** - The Shores of Penn Hall was an exceptional once in a lifetime offering of 37 tracts, most of which contained frontage on Smith Mountain Lake. After several months of improving the infrastructure of the property and putting in roads, the land was offered to the public and averaged over \$47,000/acre.

**SOLD: \$17,020,500**

## SOUTHEAST SALES -

**Coffee County**  
North of Douglas

**LAND AUCTION**  
SOUTHERN GEORGIA

**3094<sup>±</sup> acres**  
Offered in 22 Tracts from 17± to 479± acres

- Various Stages of Pine
- Excellent Timber Growth
- River Frontage
- Great Hunting
- Trophy Deer
- Recreational

**WEDNESDAY, JANUARY 27** AUCTION STARTS AT 5:00PM AT SOUTHSIDE SOCIAL HALL, DOUGLAS

### COFFEE COUNTY • DOUGLAS, GA

**1/27 Timberlands** - The Timberlands Auction was a unique investment opportunity to acquire a large amount of acres of young and mature timber in Southern, GA. The property was offered in 22 tracts and ultimately sold to 9 buyers.

**SOLD: \$5,373,500**

**Wednesday, September 1<sup>st</sup> • 5:00 pm CST**  
Hart County, KY

- Phenomenal Hunting Opportunities
- Stocked Ponds and Numerous Interior Trails
- Mature Timber: Appraisal Available
- Cave Access
- Recently Built Fencing and Barn Structures
- Turnkey Cattle Operation
- Two Homes

**674<sup>±</sup> Acres**  
Offered in 22 Tracts

**TRACT 18**  
Looking East

**Absolute Without Reserve KENTUCKY LAND AUCTION**  
Incredible Sportsman and Ranching Opportunity

3% Buyer's Premium  
800-451-2709 | SchraderAuction.com

### HART COUNTY • HORSE CAVE, KY

**9/1 Cavemen** - The Cavemen Ranch was one of the most unique properties we sold all year. Located just a few miles from Mammoth Cave National Park, the property boasted tremendous cattle improvements, mature timber, phenomenal hunting opportunities, several stocked ponds, and cave entrances. The property attracted bidders from 7 different states.

**SOLD: \$2,323,680**



## MIDWEST SALES -

Milton, Indiana • Wayne County, Washington Township  
**LAND AUCTION** **200±** acres  
 Offered in 3 Tracts  
 Between Connersville & Cambridge City

- Quality Tillable Land, 154± FSA Crop Acres
- 2021 Crop Rights to the Buyer
- Potential Building Site w/ River Access
- 5 Miles SE of Cambridge City & 3 Miles NE of Connersville
- Scenic Greens Fork River Frontage Lined w/ Mature Trees

**TUESDAY, FEBRUARY 16 • 11:00am**  
 held at Golay Community Center  
 1007 E Main St (US 40), Cambridge City

**SCHRADER** 800.451.2709 • www.SchraderAuction.com • ONLINE BIDDING AVAILABLE

### WAYNE COUNTY • MILTON, IN

**2/16 Richards** - The Richards Auction offered a great chance for buyers to purchase a property with a high percentage of tillable acres, while at the same time providing a great recreational area as well with frontage along the Greens Fork River.

**SOLD: \$1,250,000**

**Hanlin Farms** *Jay County, Indiana*  
**REAL ESTATE AUCTION**

Wednesday, March 3 • 6pm | Held at Lions Club Civic Center in Portland, IN

**2021 Crop Rights for the Buyer!**

- East-Central Indiana
- Just 30 Minutes from Fort Wayne, Indiana
- Pastures and Fencing, Perfect for Livestock, Horses or Other Animals
- Mostly Tillable with Rolling Land and Woods
- Mostly Pattern Tiled
- Beautiful Potential Building Sites
- Plenty of Road Frontage

**447± Acres**  
 Offered in 12 Tracts & Combinations

**SCHRADER** 800.451.2709 • www.SchraderAuction.com • ONLINE BIDDING AVAILABLE

### JAY COUNTY • PENNVILLE, IN

**3/3 Hanlin** - The Hanlin property was a diverse operation that allowed buyer the chance to not only acquire patterned tiled tillable land, but also fence pasture and improvements for a great livestock operation as well. Offered in 12 tracts, the property ultimately sold to 6 buyers.

**SOLD: \$3,150,000**

*Northern Illinois* *Southern Wisconsin*

Stephenson County, IL (Tracts 1 & 2) - East of Freeport  
 Boone County, IL (Tracts 3-7) - South, East & West of Bidwiler  
 Winnebago County, IL (Tract 8) - Cherry Valley East side of Rockford  
 Rock County, WI (Tract 9) - Bebit

**575±** acres  
 Offered in 9 Tracts, Tracts Ranging from 12.2± to 163.5± Acres

**LAND AUCTION**  
 Wednesday, March 10 @ 10am CST - Held at Eclipse Event Center in Beloit, WI

**SCHRADER** 800.451.2709 • www.SchraderAuction.com • ONLINE BIDDING AVAILABLE

### BOONE, STEPHENSON & WINNEBAGO COUNTIES • ROCKFORD, IL

**3/10 Busch** - The Busch and D.M.D Investment Farms was a several county (and two state) portfolio containing a mix of tillable farmland and potential commercial tracts. At the end of the auction the land averaged over \$7,300/acre and sold to 7 buyers.

**SOLD: \$3,850,000**

Saturday, March 27  
 @ 10:00am CST

Montgomery & St. Clair Counties, IL  
**899±** Acres  
 Offered in 20 Tracts, Combinations or as a Whole

**2021 Farming Rights Included!**

**Illinois Land Auction**

• Tracts Range from 1-175± Acres  
 • Country Home  
 • Near Hillsboro

800.451.2709 • SchraderAuction.com

**SCHRADER** 25 Buyer's Premium

• 725± Tillable Acres Per FSA  
 • Productive Soils  
 • Wood & Recreational Tracts

### MONTGOMERY & ST. CLAIR COUNTY • HILLSBORO, IL

**3/27 New River Royalty** - The New River Royalty properties in Montgomery and St Clair Counties Illinois was a large Midwest offering of great soils and majority tillable acres. Much of the land had been reclaimed from previous coal mining operations and still averaged nearly \$7,000/acre.

**SOLD: \$6,152,190**



# Year End Reflection 2021

## MIDWEST SALES -

**Real Estate Jasper County, IN AUCTION**  
4+ miles Southeast of Wheatfield, IN

**537± acres**  
offered in 6 Tracts  
Ranging from 25± to 189± acres

**Monday March 29 · 10am CENTRAL**  
Online bidding available • Bidder Pre-Registration Strongly Encouraged  
held at The Farmhouse restaurant and conference center, Fair Oaks, IN

### JASPER COUNTY • WHEATFIELD, IN

**3/29 Investment Portfolio** - 537± acres in Jasper County, IN was an offering from several investment entities that was a great mix of tillable and recreational land. A nice ranch home with several cattle buildings also totaled \$410,000.

**SOLD: \$3,705,000**

**KANSAS CITY AREA LAND AUCTION**  
Tuesday, March 30 • 5pm CST  
Auction Held at The Beck Event Space, Harrisonville, MO

**879± acres**  
Offered in 26 Tracts, Combinations or as a Whole

- 30 Miles South of Kansas City, Missouri
- High Percentage Tillable Acres • Irrigated Cropland
- 160,000 Bushel Grain Bin Set-Up Being Offered Separately
- Several Improvements Including 16,800 Sq. Ft. Shop
- Tracts Ranging from 5± to 167± Acres
- 5 House Tracts • Wooded Recreational Land

**SCHRADER** 800.451.2709 • www.SchraderAuction.com

### CASS COUNTY • CLEVELAND, MO

**3/30 Seba Farms** - The Seba Farms was an extremely rare contiguous offering of 879± acres just 30 miles from Kansas City. Offered in 26 tracts, the farm ultimately sold to 7 buyers for double the appraised value.

**SOLD: \$7,140,000**

**EASTERN INDIANA LAND AUCTION**  
Brownsville, IN Union & Wayne Co.

Unbelievable Property! This is a must see for the HUNTER, OUTDOORSMAN & RECREATIONALIST

**172± acres**  
Offered in 4 Tracts

**Tuesday APRIL 6 AT 6:00PM**  
held at the Union County Fairgrounds, Liberty, IN

### UNION & WAYNE COUNTY • BROWNSVILLE, IN

**4/6 Moore's Lodge** - The Moore Lodge was an unbelievable property with top tier hunting historically used by professional outfitters. In addition to the business income, the property also entailed 51± FSA crop acres and had buildings commonly used for weddings and other gatherings. The property sold prior to auction for a great price.

**SOLD: \$1,100,000**

**LAND AUCTION | Wednesday, April 7 • 1pm**

Delaware County Muncie, Indiana

**130± acres**  
Offered in 2 Tracts or Combinations

- Productive Tillable Acres
- Excellent Farmland
- 2021 Farming Rights
- Well Drained Farms
- Great Location

**SCHRADER** 800.451.2709 • SchraderAuction.com

### DELAWARE COUNTY • MUNCIE, IN

**4/7 Zumbrun** - The Zumbrun Estate was a great chance for buyers to purchase well drained farms with productive tillable acres. The farm ultimately sold to one buyer for just under \$10,000/acre.

**SOLD: \$1,275,000**



**MIDWEST SALES -**

**2021 Farming Rights**

**LAND AUCTION** ST JOSEPH COUNTY, INDIANA

**120± acres**  
Offered in 1 Tract

**MONDAY, APRIL 12 • 6PM EST**

**ST JOSEPH COUNTY • SOUTH BEND, IN**

**4/12 Sylvan Farms** - The Sylvan Farms offering was a single tract auction of quality productive tillable land just 10 miles southwest of South Bend, IN.

**SOLD: \$1,025,000**

**Northwest Ohio REAL ESTATE AUCTION** Williams County, OH

**98± acres**  
Offered in 4 Tracts, Combinations & as a Whole

**SCHRADER** 866.340.0445 • 260.749.0445  
800.451.2709 • www.SchraderAuction.com

**Tuesday, April 13 • 6pm**

**WILLIAMS COUNTY • MONTEPELIER, OH**

**4/13 Roerig** - The Roerig Estate was a beautiful hobby farm containing a custom log home and pond in Northwest Ohio. Offered in 4 tracts, the farm ultimately sold to two buyers.

**SOLD: \$690,000**

**63± Acres**  
Offered in 4 Tracts

Whitley County, Indiana

**real estate Auction**

**Tuesday, April 27th 6 pm**

• Building Sites • Tillable Land  
• Wooded Land • 2021 Farming Rights  
• Sewer Available

**SCHRADER** 800-451-2709  
SchraderAuction.com

**WHITLEY COUNTY • COLUMBIA CITY, IN**

**4/27 Leeuw** - The Leeuw Trust was an opportunity for buyers to buy majority tillable farmland with great development potential in the future being located close to the expanding Southwest Fort Wayne area. At the end the farm sold to 3 different buyers.

**SOLD: \$635,000**

Harlan, IN | Allen County

**64± Acres**

**Auction** Real Estate & Personal Property

Personal Property: Saturday, May 1st @ 9am  
Real Estate: Thursday, May 6th @ 6pm

- Productive Tillable Land
- Potential Building Sites
- Excellent Road Frontage
- 2 Story Home
- Lawn Equipment
- Tools
- Honda Motorcycle
- Antiques
- Advertising Signs
- Lumber
- Building Materials

**SCHRADER** 866.340.0445 • 260.749.0445  
www.SchraderFortWayne.com

**ALLEN DAIRY**

**ALLEN COUNTY • HARLAN, IN**

**5/6 Snyder** - The Snyder Estate was located in a great area and provided majority productive tillable farmland and a nice 2 story ranch home. The farm was offered in 5 tracts, and with the home included ultimately sold to one buyer for over \$17,000/acre.

**SOLD: \$1,100,000**



# Year End Reflection 2021

## MIDWEST SALES -

**37± acres**  
OFFERED IN 3 TRACTS

Noble County, IN

**Land AUCTION**  
Monday, May 24 • 6:00 PM

2021 Farming Rights  
Gorgeous Topography  
Great Potential Building Sites  
Productive Tillable Farmland  
High Indexing Soils

**SCHRADER** REAL ESTATE AUCTIONS  
MULTI-TRACT AUCTIONS  
800-451-2709  
www.SchraderAuction.com

### NOBLE COUNTY • LIGONIER, IN

**5/24 Strater** - The Strater Farm was a beautiful property with great potential building sites and productive farmland near Ligonier, IN. After competitive bidding, the 3 tracts sold to one buyer for over \$14,700/acre.

**SOLD: \$545,000**

**IMPORTANT Farmland AUCTION**  
Wednesday, May 26 • 5:30pm | Allen County, In

**227.5± Acres**  
Offered in 5 Tracts

Contact the Auction Company for Equipment Sale Details!

• Productive Tillable Farmland  
• Potential Building Site  
• Well Maintained 2-Story Farmhouse  
• Machinery Sheds & Livestock Buildings  
• Pond on Tract 5

**SCHRADER** REAL ESTATE AUCTIONS  
MULTI-TRACT AUCTIONS  
800-451-2709  
www.SchraderAuction.com

### ALLEN COUNTY • FORT WAYNE, IN

**5/26 Butts** - The Butts Trust was a diverse property containing improvements, a record of high yields, a farmhouse, and a beautiful pond. With a room packed full on auction night the farm totaled over \$10,000/acre.

**SOLD: \$2,340,000**

Online Bidding Available for the Land Auction on 6/21!

**NORTHEAST ALLEN COUNTY**  
MONDAY, JUNE 21 • 6PM

**80± Acres**  
Offered in 4 Tracts & Combinations

• 21+ Wooded Acres  
• Tillable Land

**EAST ALLEN COUNTY**  
THURSDAY, JUNE 24 • 6PM

**6.5± Acres**

• 4 Bedroom, 3 Bathrooms  
• Pool, Pond & Woods  
• Outbuildings

**LAND & HOME AUCTIONS - 2 DATES!**

260.749.0445 • 866.340.0445  
www.SchraderFortWayne.com

**SCHRADER** REAL ESTATE AUCTIONS  
MULTI-TRACT AUCTIONS

### ALLEN COUNTY • GRABILL, IN

**6/21 Kurtz** - The Kurtz Farm had excellent location and was a good mix of tillable land and wooded acres. The farm was offered in 4 tracts and ultimately sold to one bidder for \$22,500/acre.

**SOLD: \$1,800,000**

**Real Estate:**  
Saturday, July 3 • 10:00am

**24.5± acres**

**Real Estate & Personal Property Auction**

Andrews, Indiana  
Huntington County

### HUNTINGTON COUNTY • HUNTINGTON, IN

**7/3 Scher** - The Scher Estate was 24.5 acres that boasted a gorgeous 5,200 sq. ft. home in a rural setting with scenic topography. The home included a walkout basement, master bedroom and master bathroom, library, and much more.

**SOLD: \$655,000**



## MIDWEST SALES -

**LAND AUCTION | Thursday, July 22 • 6pm**

Southeast Indiana at Ripley County, Osgood

**158.9± Acres**  
Offered in 2 Tracts



- Total 120+ FSA Cropland Acres
- 20 Minutes to Greensburg & Batesville
- Municipal Water Service
- 3 Miles North of Versailles State Park
- Investment Cropland Opportunity & Recreational Use
- Easy Access to Lawrenceburg/Auburn Area
- Timber Potential

**SCHRADER**  
800.451.2709  
SchraderAuction.com

ONLINE BIDDING AVAILABLE

### RIPLEY COUNTY • OSGOOD, IN

**7/22 Mink** - Mink Farms provided a great location being just 20 minutes from Greensburg and Batesville and 3 miles north of Versailles State Park. The property also contained municipal water service and area timber potential.

**SOLD: \$780,000**

**LAND AUCTION**  
Thursday August 12 • 6pm

Pike County, Indiana  
Near Winslow, Indiana

**187.5± Acres**  
Offered in 2 Tracts

Held at Pike County Fairgrounds  
Community Building  
Petersburg, IN



- Approximately 82.5 Tillable Acres per FSA
- Many Years Since Last Timber Harvest
- Patoka River Frontage
- Mineral Rights Conveyed to Buyer
- Good Hunting Area

**SCHRADER**  
800.451.2709  
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

### PIKE COUNTY • PETERSBURG, IN

**8/12 Richardson** - The Richardson Estate was a good recreational opportunity with Patoka River Frontage and hunting in the area. Mineral rights were also conveyed to the new buyers. The farm was offered in 2 tracts and sold to one buyer.

**SOLD: \$629,000**

EASTERN INDIANA RANDOLPH COUNTY

**LAND AUCTION**

**245± Acres**  
in 6 Tracts, Combinations & as a Whole



- Quality Soils with 195.58± FSA Crop Acres
- 2022 Crop Rights to the Buyer
- Picturesque Farmstead with 1800's Brick Home & Buildings
- 5 Miles East of Lynn, IN & 5 Miles West of Palestine, OH
- Wooded Recreational Land with 49± Acres in the Indiana Classified Forest Program
- Abundant Frontage Along 3 Roads, Including US 36

**SCHRADER**  
800.451.2709  
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

### RANDOLPH COUNTY • LYNN, IN

**8/17 Jordan** - The Jordan Estate was a great mix of promising tillable land and wooded acreage. The farm also had a good historical influence with an 1800's brick home. The farm sold to two buyers and averaged \$12,000/acre.

**SOLD: \$2,940,000**

**EAST CENTRAL LAND AUCTION**  
Thursday, August 19th • 6pm | Henry County, IN

**100± Acres**  
Offered in 3 Tracts

- 85 Total USDA Crop Acres
- Between Knightstown, New Castle and Spiceland
- 3 Mi. South of I-70 at HWY 109 then East, Easy Access
- South Henry School Corp.
- Many Potential Uses of Cropland, Pasture and Recreation
- Nice Investment Tracts
- Tax Exchange Potential
- 2 Mi. East of Royal Hylands Golf Club

Held at Knightstown Sunset Park | Between Knightstown & Spiceland

**SCHRADER**  
800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

### HENRY COUNTY • SPICELAND, IN

**8/19 JAVCA LLC** - The JAVCA LLC farm offered many potential uses of cropland, pasture, and recreation. Location also brought some added value as the farm was located 3 miles south of I-70 and within the South Henry School corporation.

**SOLD: \$815,000**



# Year End Reflection 2021

## MIDWEST SALES -

### WHITE COUNTY • MONON, IN

**8/24 Mathew** - The White County farm was a nearly all tillable offering that also had diversified income potential with a possible wind turbine project including 2 wind turbines and 3 power line towers on tract 1. Ultimately the tracts sold to separate buyers and averaged over \$10,000/acre.

**SOLD: \$2,900,000**

### CASS COUNTY • LOGANSPORT, IN

**8/25 Heckard** - The Heckard farm offered tremendous soil quality and productive farmland with future value in potential building sites. The farm was offered in 7 tracts and ultimately sold for over \$9,000/acre.

**SOLD: \$2,270,000**

### WAYNE COUNTY • FOUNTAIN CITY, IN

**8/30 Brumbaugh** - The Brumbaugh Estate entailed picturesque barns, extensive whitetail pressure, 33± acres in the Indiana Classified Forest and Wildlife Habitat Program, along with 63.62 FSA crop acres. The farm sold to one buyer for approx. \$8,500/acre.

**SOLD: \$885,000**

### MORGAN & WASHINGTON COUNTY STOCKPORT, OH

**9/15 Ohio Franklin Realty** - The Ohio Franklin property was a great recreational opportunity in eastern Ohio. With hunting and streams throughout, the property also entailed potential timber value and scenic views.

**SOLD: \$1,508,950**



## MIDWEST SALES -

Liberty, IN – Union County  
(Between Oxford, OH & Richmond, IN)

**141<sup>±</sup> acres**  
in 5 tracts

Great Location - 1 hour to Cincinnati & 20 Minutes to Oxford, Miami University  
76.5± FSA Crop acres, 2022 Crop rights to the Buyer  
1/2 mile of frontage on US Hwy 27 & 1/2 mile on CR 210 N  
(3) Billboards with annual income of (\$1,450/yr.)  
Quality Standing Timber  
Big WHITETAIL Buck country, turkey, and small game  
Potential Building Sites with open land & woods

ATTENTION:  
Hunters - Farmers - Timber Buyers  
Rural Homesite Enthusiasts

**EASTERN INDIANA LAND AUCTION**

WEDNESDAY, SEPTEMBER 29<sup>TH</sup> • 6 PM

800-451-2709  
SchraderAuction.com

### UNION COUNTY • LIBERTY, IN

**9/29 Stoltzfus** - The Stoltzfus farm had a great location being just 20 minutes from Oxford, Miami and 1 hour from Cincinnati. Diversified income was present with 3 billboards bringing in \$1,450/yr and quality standing timber throughout. The farm was offered in 5 tracts and sold to 2 buyers.

**SOLD: \$892,000**

**103<sup>±</sup> Paulding County Land Auction**

Tuesday, October 5 • 6pm | Held at the Paulding County Fairgrounds

Offered in 3 Tracts or Combinations

**25<sup>±</sup>**  
Offered Separately

ONLINE BIDDING AVAILABLE

866.340.0445 • 800.451.2709  
www.SchraderAuction.com

Tillable Land  
Good Road Frontage  
Tiled Tracts  
Great Investment Opportunity

### PAULDING COUNTY • PAULDING, OH

**10/5 N & M Properties** - This multi-farm auction yielded great results averaging over \$9,700/acre. The tillable land, road frontage, and tiled tracts allowed for a great investment opportunity.

**SOLD: \$1,010,000**

**58<sup>±</sup> ACRES**

WEDNESDAY OCTOBER 6 @ 6PM

WAYNE COUNTY, SOUTHEAST IN  
OFFERED IN 2 TRACT

✓ EASY ACCESS TO CAMBRIDGE CITY, HAGERSTOWN AND I-70  
✓ CAMBRIDGE CITY SCHOOLS  
✓ FRONTAGE ON SYMOND'S CREEK AND JERRY MYERS ROADS  
✓ UNICE STREAM AND WOODLAND  
✓ PRETTY ROLLING PASTURE HAS BEEN RENTED  
✓ GREAT SIZE FOR COMBINATION PART-TIME LIVESTOCK AND CROPLAND UNIT  
✓ HOUSE AND PASTURE POSSESSION AT CLOSING  
✓ 2022 CROP RIGHTS CONVEYED

800-451-2709  
WWW.SCHRADERAUCTION.COM

### WAYNE COUNTY • CAMBRIDGE CITY, IN

**10/6 Gillam** - The Gillam Estate consisted of easy access to Cambridge City, Hagerstown, and I-70 along with beautiful rolling pasture and a ranch home. The stream and woodlands also created great recreational purposes.

**SOLD: \$580,000**

BEAUTIFUL LAKE FRONT HOME • CROOKED LAKE • WHITLEY COUNTY, IN

**Timed Online Only!**

Bidding Opens: Thursday, October 14<sup>th</sup>

Bidding Closes: Saturday, October 16<sup>th</sup> • 2pm

800-451-2709  
Register to Bid Online at SchraderAuction.com

### WHITLEY COUNTY • COLUMBIA CITY, IN

**10/16 Igney** - The Igney home was a beautiful lake house located on Crooked Lake containing approx. 2,184 sq. ft, 3 bedrooms, 2 ½ baths, open style living quarters, and much more. As you moved to the outside you found a lakeside open deck, screened in porch, and hot tub.

**SOLD: \$500,000**



# Year End Reflection 2021

## MIDWEST SALES -

East Central Indiana | Delaware County

### REAL ESTATE AUCTION

Tuesday, October 19<sup>th</sup> • 6pm Held at Delaware County Fairgrounds

*Mostly Tillable Cropland*

- Buyer to Receive 2022 Crop Rights
- Good Mix of Crosby, Treaty & Mt. Pleasant Soils
- County Legal Drain Access
- Great Location - Mt. Pleasant & Perry Township

800.451.2709  
www.schraderAuction.com

**135±** acres  
Offered in 3 Tracts or Combinations

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

### DELAWARE COUNTY • MUNCIE, IN

**10/19 Hensley** - The Hensley Trust farmland boasted a mix of Crosby, Treaty, and Mt. Pleasant soils, and provided for county legal drain access. The farm was offered in 3 tracts and ultimately sold to 2 buyers.

**SOLD: \$1,080,000**

Madison County - Hartford, IL

### LAND AUCTION

Tillable Cropland

- Industrial Zoning
- Easy Access to Major Interstate Hwy I-255 & I-270
- Fast Growing Area for Distribution & Warehousing
- Close to Gateway Commerce Center
- Utilities Available
- Potential Rail Road Access
- Nearly All Tillable Cropland
- Level Topography
- Lake & Wooded Sites

**638±** acres  
Offered in 15 Tracts

**Wednesday, October 20 • 10am CST**

Held at St Gregory Armenian Community Center, Granite City, IL

### MADISON COUNTY • EDWARDSVILLE, IL

**10/20 Helmkamp** - The Helmkamp properties offered a diversity of advantages to potential buyers. The farm was nearly 100% tillable but was also situated in a fast growing distribution and warehousing area close to Gateway Commerce Center. The farm was offered in 15 tracts and ultimately sold to 6 different buyers.

**SOLD: \$4,835,850**

Montgomery County, Illinois

### LAND AUCTION

Productive, Tillable Land

**736±** acres  
Offered in 14 Tracts

*Held at The Event Center of Montgomery County*

Thursday, October 21 • 10am CST

800.451.2709  
www.SchraderAuction.com

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

- Nearly All Tillable
- Productive Soils
- Tracts from 8± Acres to 85± Acres
- Possession for 2022 Crop Season
- Near Hillsboro, IL

### MONTGOMERY COUNTY • HILLSBORO, IL

**10/21 New River Royalty** - The New River Royalty properties included a chance to purchase nearly all tillable land near Hillsboro, IL. The property contained productive soils, and was offered in 14 tracts that sold to 6 buyers.

**SOLD: \$4,619,550**

Clark County  
New Carlisle

### OHIO LAND AUCTION

**160±** Acres  
Offered in 5 Tracts

- Investment Quality Kokomo and Crosby Soils
- 153± FSA Tillable Acres
- 2022 Crop Rights to Buyer(s)
- Picturesque farmstead with house, barns, & bins
- (2) Rural homes
- 7,500± feet of Road Frontage on (2) Roads
- Large level fields for ease of Farming Operation

**MONDAY, OCTOBER 25<sup>th</sup> - 6PM**

Auction Site: SHRINE CLUB (Springfield), 471 Shrine Rd., Springfield, OH 45501.

call 800.451.2709 | visit: [SchraderAuction.com](http://SchraderAuction.com)

### CLARK COUNTY • NEW CARLISLE, OH

**10/25 Hoberty** - Hoberty Farms was an exceptional piece of real estate located in Clark County, OH. The farm contained quality Kokomo and Crosby soils, several improvements, and large fields for ease of farming operation. The farm was offered in 5 tracts and sold to one buyer for \$13,875/acre.

**SOLD: \$2,220,000**



## MIDWEST SALES -

Delphi, Carroll County, IN

# Land AUCTION

**293± acres**  
Offered in 13 Tracts

- Tillable Land
- Quality Soils
- City Lots
- City Water & Sewer on CR 200 N Starwater Lane 290 Sevier
- U1 - Urban Zoning

**Tuesday, October 26 • 6PM EST**  
held at the Washish Eric Canal Center, Delphi, IN • Online Bidding Available

SCHRADER ORIGINAL MULTI-TRACT AUCTIONS

### CARROLL COUNTY • DELPHI, IN

**10/26 Bowen** - Bowen Acres was a unique investment opportunity located in and around Delphi, IN. Several city lots were offered and entailed U1-Urban Zoning. The farm was offered in 13 tracts ranging from .5 to 86 acres in size and averaged over \$12,000/acre.

**SOLD: \$3,570,000**

PICKAWAY CO. • CLARKSBURG, OH

# OHIO LAND AUCTION

**376± acres** IN 4 TRACTS

**THURSDAY, OCTOBER 28 • 1:00 PM**

2% Buyer's Premium call: 800.451.2709 visit: SchraderAuction.com

- Investment Quality Kokomo and Crosby Soils
- 372± FSA Cropland Acres
- Entire farm has been Systematically Tiled
- 2022 Crop Rights to Buyer(s)
- Frontage and access on (2) Roads
- Large fields for ease of Farming Operation
- 2.9± Acres of CRP Improved Waterways

Entire Property

SCHRADER ORIGINAL MULTI-TRACT AUCTIONS

### ROSS COUNTY • CLARKSBURG, OH

**10/28 Premiere Partners** - Premier Partners was a significant farmland offering in Pickaway County, OH. The farm was nearly 100% tillable with 372± FSA cropland acres, and the entirety of the property had been systematically tiled.

**SOLD: \$5,018,400**

Defiance County, OH & DeKalb County, IN

# Wagler Farms AUCTION

**578± acres**  
Offered in 22 Tracts or Any Combination

**MONDAY, NOVEMBER 1 AT 6:00PM**  
held at Defiance County Fairgrounds, Hicksville, OH • Online Bidding Available

800.451.2709 • SchraderAuction.com

- Productive Tillable Land
- Hunting & Recreational Land
- Potential Building Site
- Great Investment Opportunities

8 FARMS

SCHRADER ORIGINAL MULTI-TRACT AUCTIONS

### DEKALB & HICKSVILLE COUNTY NEWVILLE, IN • HICKSVILLE, OH

**11/1 Wagler** - The Wagler Estate was a large land portfolio through Northeast Indiana and Northwest Ohio containing productive tillable land, recreational opportunities, and potential building sites. The property, comprised of 8 separate farms, was offered in 22 tracts, and averaged over \$10,300/acre.

**SOLD: \$5,992,000**

# LAND AUCTION

Noble County, Indiana

**429± Acres**  
Offered in 7 Tracts, Combinations & as a Whole

**Tuesday, November 2 • 6pm**  
Held at Ligonier United Methodist Church, Ligonier, IN

800.451.2709  
www.SchraderAuction.com

- 355± Tillable Acres
- Productive Tillable Land
- Wooded Recreational Land
- Kimmell, Indiana

SCHRADER ORIGINAL MULTI-TRACT AUCTIONS

### NOBLE COUNTY • KIMMELL, IN

**11/2 Rosenogle** - The Rosenogle Trust was a rare offering involving irrigated land in Northeast Indiana. The wet acres averaged \$13,325/acre. In addition, the property boasted great road frontage along HWY 33 for potential development purposes in the future.

**SOLD: \$5,478,000**



# Year End Reflection 2021

## MIDWEST SALES -

**REAL ESTATE AUCTION**



**TILLABLE CROPLAND**  
**60<sup>±</sup> acres**  
Offered in 2 Tracts

- Beautiful Secluded Woodland
- Great Homesite Potential
- Good Mix of Pewamo, Blount & Glynwood Soils
- County Legal Drain Access
- Great Location - 2 Miles from Hwy 3
- Between Eaton & Hartford City
- Buyer to Receive 2022 Crop Rights

East Central Indiana - Delaware & Blackford County

**Wednesday, November 3 • 6pm**

**DELAWARE COUNTY • EATON, IN**

**11/3 Brown** - The Brown Farm was a diverse property with beautiful, secluded woodlands coupled with excellent soil types of Pewamo, Blount, and Glynwood. The two tracts sold for \$10,500/acre.

**SOLD: \$630,000**

*Wells County, Indiana*

**LAND AUCTION**  
Friday, November 5 • 10:00 am

**105<sup>±</sup> acres**  
with Home  
*Offered in 6 tracts*

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

**WELLS COUNTY • MONTPELIER, IL**

**11/5 Graves** - The Graves farm was a balanced offering of tillable land, woodland, and a simple manufactured home.

**SOLD: \$1,112,000**

*Prime Farmland* **AUCTION**

**89<sup>±</sup> Acres**  
Offered as 1 Tract

BENTON COUNTY, IN

- 80% Drummer Silty Clay Loam
- Excellent Crop Yields
- Hickory Grove Twp. - Benton County
- 85<sup>±</sup> Tillable Acres

800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)

**WEDNESDAY, NOVEMBER 10 • 11:00 AM (EST)**

**BENTON COUNTY • AMBIA, IN**

**11/10 Noble** - The APL Noble County Farm was a single tract offering with a history of excellent crop yields. Quality soils were also present with 80% being Drummer Silty Clay Loam. The farm brought \$11,837/acre.

**SOLD: \$1,050,000**

**Monday, November 15 • 6pm**  
*Auction Held at the Columbia City 4-H Community Center*

**134<sup>±</sup> acres**  
Offered in 5 Tracts or Combinations  
*Whitley County, Columbia City, Indiana*

- Tillable Land
- Wooded, Recreational Land
- Country Homestead

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**REAL ESTATE AUCTION**

**WHITLEY COUNTY • COLUMBIA CITY, IN**

**11/15 Miller** - The Miller Trust was a beautiful homestead property that gave buyers the opportunity to purchase wooded land, tillable land, and improvements. The farm was offered in 5 tracts and ended up selling to 2 buyers averaging \$11,716/acre with improvements included.

**SOLD: \$1,570,000**



## MIDWEST SALES -

**Land AUCTION**

**FRIDAY, NOVEMBER 19TH • 1:00 PM EST**

WHITE COUNTY, INDIANA

**115.8± Acres**  
OFFERED IN 3 TRACTS

- Quality Soils
- High % Tillable
- Great Location

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

### WHITE COUNTY • MONTICELLO, IN

**11/19 Rea** - The White County auction involved multiple sellers and was a great chance for buyers to purchase a high percentage of tillable land with quality soils and a great location. The 3 tracts ultimately sold to 2 buyers averaging \$8,549/acre.

**SOLD: \$990,000**

**146± Acres LAND AUCTION**

Offered In 5 Tracts

Home & Cropland in Southeast Indiana  
Wayne County

- 122.36 FSA Cropland Acres • Frontage on Both Sides of US 40, Pennville Rd & Jacksonburg Rd
- Between Cambridge City & Centerville • Well Kept County Home
- Great Combination of Cropland, Investment Opportunity, Recreation Tracts & Billboard Income
- Cambridge City Schools • 2022 Crop Rights Being Conveyed

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**Monday, November 22 • 6pm**

### WAYNE COUNTY • CAMBRIDGE CITY, IN

**11/22 Jacobs** - The Jacobs Trust offered a well-kept home and a great combination of cropland, recreational tracts, and billboard income. The property also offered a great location creating for investment opportunity with frontage on both sides of US 40.

**SOLD: \$1,125,000**

**Noble County, IN LAND AUCTION**

MONDAY, NOV. 22 @ 6:00 PM

**63.5± Acres**  
Offered in 3 Tracts

AUCTION LOCATION:  
580 Fair St., Kendallville IN 46755

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)

### NOBLE COUNTY • ALBION, IN

**11/22 Edsall** - The Edsall farm was a property that entailed diversified income with majority cropland acres coupled with a history of hunting lease demand. The gentle topography also generated the possibility of homestead sites in the future.

**SOLD: \$540,000**

**REAL ESTATE AUCTION**

Boone County - Belvidere, IL

- 51± & 43± Acre Tracts Plus 8 Residential Lots
- Potential Residential Development Property w/ Access to Sanitary Sewer & City Water
- 6 Large Residential Lots from .79 To 1.21± Acres in Impressive River Run Subdivision
- Productive Tillable Land

**Tuesday, December 7 • 1pm cst**

102± Acres

Offered in 10 Tracts or Combinations

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

### BOONE COUNTY • BELVIDERE, IL

**12/7 Hardeman** - The Hardeman properties was a unique chance to acquire tillable land as well as developmental lots in Belvidere, IL. The property was broken into 10 tracts, two being large tillable tracts and the other 8 being large residential lots ranging from .79 to 1.21± acres in size.

**SOLD: \$675,000**



# Year End Reflection 2021

## MIDWEST SALES -

**66± Acres**  
Offered in 2 Tracts

**Absolute REAL ESTATE AUCTION**  
— SELLING WITHOUT RESERVE —  
Wednesday, December 8 • 10:00am Central

AUCTION HELD AT THE BELVIDERE MOOSE LODGE #295 • BELVIDERE, IL  
CALL: 800-451-2709 | VISIT: [SCHRADERAUCTION.COM](http://SCHRADERAUCTION.COM)

**SCHRADER** REAL ESTATE & AUCTION, INC. Real Estate and Auction Company, Inc.

BOONE AND DEKALB COUNTIES, IL

- POTENTIAL DEVELOPMENT PROPERTY
- EXCELLENT LOCATIONS
- BELVIDERE TRACT - ZONED HI, HEAVY INDUSTRIAL DISTRICT
- BOTH TRACTS BORDER RAILROADS
- PRODUCTIVE TILLABLE LAND

### BOONE & DEKALB COUNTY • BELVIDERE, IL & DEKALB, IL

**12/8 Funderburg** - The Funderburg Farms were 2 tillable tracts that were zoned heavy industrial bordering railroads creating excitement for development use down the road. With optimal location in the properties favor, they averaged over \$11,000/acre.

**SOLD: \$750,000**

**Zehr Farm Auction** **15.5± acres**  
Offered in 3 Tracts or Combinations

**Thursday**  
December 9 • 6pm

Home, Buildings & Pond Site in Grabill, Indiana

**SCHRADER** REAL ESTATE & AUCTION, INC. Real Estate and Auction Company, Inc.

260.749.0445 • 866.340.0445  
[SchraderFortWayne.com](http://SchraderFortWayne.com) • [SchraderAuction.com](http://SchraderAuction.com)

### ALLEN COUNTY • GRABILL, IN

**12/9 Zehr** - The Zehr Shoe Store was an incredible opportunity to acquire a modern Amish Farm containing a 5,000 sq ft plus home, several building improvements, tillable land, and a gorgeous pond. At the end of the sale the improved tract totaled \$400,000, with the vacant land selling for \$43,383/acre.

**SOLD: \$820,000**

**LAND AUCTION** **181.15± acres**  
2 Farms Offered in 3 Tracts

**Monday**  
December 13 1:00pm Central

**SCHRADER** REAL ESTATE & AUCTION, INC. Real Estate and Auction Company, Inc.

VERMILLION COUNTY, IL

### VERMILLION COUNTY • RANTOUL, IL

**12/13 Brown Pelican and Western Farmland** - The Vermillion County properties were an enticing chance for buyers to purchase land that not only included tillable land, but incredible hunting opportunities as well. The land was offered in 3 tracts and sold to 3 separate buyers.

**SOLD: \$1,351,500**

**TILLABLE LAND Auction** **160± acres**  
In 4 Tracts, Combinations & as a Whole

**Thursday, December 16 • 6pm**

**SCHRADER** REAL ESTATE & AUCTION, INC. Real Estate and Auction Company, Inc.

800.451.2709 [www.SchraderAuction.com](http://www.SchraderAuction.com)

Held at St. James Lutheran Church Community Hall - Payne, OH

• ONLINE BIDDING AVAILABLE

- Tracts Ranging from 4± to 60± Acres
- 159± FSA Tillable Acres
- 3 Miles Southwest of Payne, OH
- 2 Miles East of the Indiana State Line
- Exceptional Road Frontage
- Potential Country Homesite

### PAULDING COUNTY • PAYNE, OH

**12/16 Roth** - The Roth Family farm was an incredible investment or operational property as there was 159± FSA tillable acres out of the 160± acres offered at the sale. The farm was offered in 4 tracts and ultimately sold to one buyer for over \$12,600/acre.

**SOLD: \$2,050,000**



## MIDWEST SALES -

### PREBLE CO., OHIO

- 108± FSA Tillable Acres, 6.5± CRP Acres
- Attractive Farmstead with home, multiple barns and silo
- Located in a Top Agricultural Area
- Great Location! Only 5 miles to US 40 / I-70 Interchange at the IN/OH State Line
- Frontage on 3 roads (Swain, Cemetery & Eaton Gettysburg Rd.)

# 148.5± Acres

OFFERED IN 5 TRACTS  
TRACTS RANGING FROM 19 to 53 Acres

## Western Ohio Land AUCTION



**THURSDAY, DECEMBER 16<sup>TH</sup> • 11 AM**

**PREBLE COUNTY • EATON, OH**

**12/16 Clark** - The Clark Family farm was a quality mix of tillable land, CRP acres including quail habitats, and an attractive farmstead containing a home, multiple barns, and a silo. It proved wise to offer the farm in 5 tracts as the auction produced four separate buyers.

**SOLD: \$1,365,000**



## LAKE STATE SALES -



### Michigan LAND AUCTION

Monroe and Washtenaw Counties, MI

**Thursday, February 25<sup>th</sup> • 10 am**

Auction held at The Pinnacle, 1772 Indian Wood Cir, Maumee, OH 43537

- Productive Tillable
- Woods for Hunting
- 2021 Farming Rights
- 1,249± Total Tillable Acres
- Investment Grade Farms
- Development Potential w/Rail Access

TRACT 15

# 1,436± Acres

Offered in 26 Tracts



3% Buyer's Premium

800-451-2709

SchraderAuction.com

Farms located near Dundee and Milan, just Northwest of Toledo, OH

**MONROE & WASHTENAW COUNTY • DUNDEE & MILAN, MI**

**2/25 Heath** - The Heath family was a pleasure to work for, and ultimately their farm sold prior to auction for a great price well above expectations. Had it gone to auction the farm would have offered in 27 tracts.

**SOLD: \$9,334,000**

Northern Illinois

Southern Wisconsin

Stephenson County, IL (Tracts 1 & 2) - East of Freeport  
Boone County, IL (Tracts 3-7) - South, East & West of Belvidere  
Winnebago County, IL (Tract 8) - Cherry Valley East side of Rockford  
Rock County, WI (Tract 9) - Beloit

Bidder Pre-Registration is Strongly Encouraged



- Productive Cropland
- High Percent Tillable Tracts
- Potential Commercial & Residential Development Tracts
- Hunting & Recreational Tract with Barns & Woods
- Investors Take Note of Locations
- Immediate Possession Available with Additional 10% Down Payment

# 575± Acres

Offered in 9 Tracts, Tracts Ranging from 12.2± to 163.5± Acres

Tract 7 - Boone County

## LAND AUCTION

Wednesday, March 10 @ 10am CST - Held at Eclipse Event Center in Beloit, WI

ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

SCHRADER AUCTIONS

**ROCK COUNTY • БЕЛОИТ, WI**

**3/10 Busch** - The Busch and D.M.D Investment Farms was a several county (and two state) portfolio containing a mix of tillable farmland and potential commercial tracts. At the end of the auction the land averaged over \$7,300/acre and sold to 7 buyers.

**SOLD: \$3,850,000**



# Year End Reflection 2021

## LAKE STATE SALES -

**IMPORTANT LAND AUCTION**



**200± Acres**  
Offered in 8 Tracts or Combinations

- Historic Home, Buildings & Setting
- Productive Tillable
- Woods for Hunting

• 4± Miles Northeast of Yale, MI  
• 17± Miles Northwest of Port Huron, MI  
• 17± Miles South of Sandusky, MI

**Wednesday, July 14<sup>th</sup> • 6pm**  
800.451.2709  
www.SchraderAuction.com 3% Buyer's Premium

Held at The Fremont Township Hall

**SCHRADER**  
Real Estate & Auction Co., Inc.

**ONLINE BIDDING AVAILABLE**

**Sanilac County • Yale, MI**

**7/14 Huston** - The Huston property offered a historic home and beautiful setting. In fact, much of the woodwork in the home was made from oak and hickory trees on the property. There were several additional improvements and concrete between every building.

**SOLD: \$973,350**

*Southwest Wisconsin Dairy Dispersal*

**RETIREMENT AUCTION** **211± ACRES**  
OFFERED IN 5 TRACTS  
With up to approx. 1,500 acres that may be leased

Fennimore, Wisconsin  
Grant County



- Excellent Turn-Key Dairy Operation
- Multiple well-maintained buildings
- 1550 Milking Holstein Cows
- 225 Dry Cows/1600 Total Heifers
- 130,000 +/- Bu. Grain Handling Unit

**WED, NOVEMBER 17TH • 11AM**  
ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate & Auction Co., Inc.

800.451.2709 | SchraderAuction.com

**Grant County • Fennimore, WI**

**11/17 Bollant** - The Bollant Dairy was a one of a kind opportunity for buyers to purchase dairy assets in a part of the country known for its milk production. Buyers had the flexibility to purchase the land itself or combine the livestock in with their bid. The land was offered in 5 tracts, and the approx. 3,400 head of livestock were offered in 42 for a total of 48 tracts. Ultimately, the land sold to 3 buyers and the cattle were purchased by a separate individual.

**SOLD: \$6,839,200**

## HIGH PLAIN SALES -

**12,027± Acres**  
OFFERED IN 33 TRACTS

DEUEL KEITH PERKINS

*Major*

**NEBRASKA LAND AUCTION**  
**MONDAY, MARCH 22 • 10:00 am MT**

**DEUEL, KEITH, PERKINS COUNTY • OGALLALLA, NE**



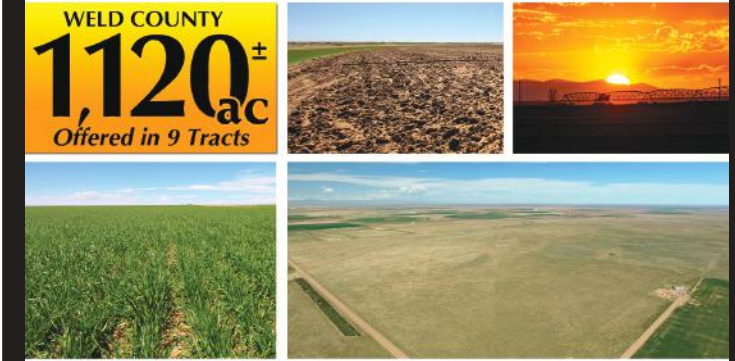
**3/22 Thomas Land** - The TWE II LLC and Thomas Land property was a large portfolio in Western Nebraska containing a mix of irrigated cropland, dryland, and pasture. With a full room present on auction day, 33 tracts sold to 15 different buyers.

**SOLD: \$16,452,600**

*Virtual Irrigated Farmland, Building Sites & Pasture*

**COLORADO LAND AUCTION**

**WELD COUNTY**  
**1,120± ac**  
Offered in 9 Tracts



**TUESDAY, MARCH 16 • 10:00AM MOUNTAIN TIME**  
**WELD COUNTY • ROGGEN, CO**

**3/23 Shoeneman** - The Shoeneman 5M Ranch was an excellent operation containing irrigated cropland, dryland, pasture, and cattle facility improvements. This was one of our larger virtual multi-tract sales performed due to COVID, which still yielded fantastic results as the wet acres brought over \$13,500/acre.

**SOLD: \$5,886,400**



## SOUTHWEST SALES -

**150<sup>±</sup> acres**  
OFFERED IN 12 TRACTS

Stillwater, OK • Payne Co.

- Substantial Hwy 51 Frontage
- Numerous Potential Building Sites
- Homesite & Commercial Uses!
- Billboard Income
- City Water Available on Hwy 51 & Cottonwood Road

Sensational Southwest Stillwater  
**Land AUCTION**  
TUESDAY, JUNE 8 • 5 PM

4% Buyer's Premium  
at Spencer Robinson, Stillwater, OK

SCHRAEDER  
TIMED CONSOLE ONLY  
VIRTUAL  
LIVE AND ONLINE  
THE ORIGINAL MULTI-TRACT AUCTIONS

Berry Auctions

**PAYNE COUNTY • STILLWATER, OK**

**6/8/ Jay and Berry** - The Jay Ranch was an exceptional opportunity to purchase land just outside of rapidly growing Stillwater, OK with great road frontage along Highway 51. With tremendous development potential, the Ranch brought just under \$11,000/acre.

**SOLD: \$1,624,480**

**AUCTION 20 HOMES**  
RENTAL INVESTMENT PORTFOLIO  
in Stillwater and Cushing, Oklahoma in 16 Tracts

Rental Income  
Strong Rental Market  
Great Student Housing

**WED, JUNE 9 • 11AM**  
ONLINE BIDDING AVAILABLE

SCHRAEDER  
TIMED CONSOLE ONLY  
VIRTUAL  
LIVE AND ONLINE  
THE ORIGINAL MULTI-TRACT AUCTIONS

Berry Auctions

**PAYNE COUNTY • STILLWATER, OK**

**6/9 Lane** - Lane Homes was a unique rental home portfolio with a major university nearby. The 20 homes brought in \$12,125 of monthly rental income and totaled \$965,120 at the auction.

**SOLD: \$965,120**

Exciting **LAND AUCTION**  
NEAR MUSTANG, OK

318<sup>±</sup> acres  
OFFERED IN 19 TRACTS

Mustang School District

- Numerous Potential Homesites
- Extensive Paved Road Frontage
- Ponds, Creeks and Beautiful Views
- Excellent Development Potential

Help of Mustang Teen Center, Mustang, OK • Online Bidding Available

Thursday, June 17 • 5pm

SCHRAEDER  
TIMED CONSOLE ONLY  
VIRTUAL  
LIVE AND ONLINE  
THE ORIGINAL MULTI-TRACT AUCTIONS

Berry Auctions

**CANADIAN COUNTY • MUSTANG, OK**

**6/17 McCaslin** - The McCaslin Properties were an excellent chance to acquire land in the Mustang, OK school district all with paved road frontage. While the property was historically used for pasture and recreational purposes, it had tremendous development potential being entirely within Oklahoma City limits. A packed room on auction day yielded \$12,000/acre results.

**SOLD: \$3,832,400**

Spring Lake Ranch  
**AUCTION**

1,278<sup>±</sup> Acres

Tuesday, June 22nd • 6pm  
Creek County, Oklahoma

Offered in 21 Tracts or Combinations, with Minerals!

SCHRAEDER  
TIMED CONSOLE ONLY  
VIRTUAL  
LIVE AND ONLINE  
THE ORIGINAL MULTI-TRACT AUCTIONS

Berry Auctions

**CREEK COUNTY • BRISTOWN, OK**

**6/22 Quandrant** - The Spring Lake Ranch was an absolutely gorgeous property that immediately caught a lot of interest. The property boasted an immaculate spring fed lake, cross fencing, well maintained pastures, and much more. After very active bidding the property sold to six different buyers.

**SOLD: \$3,129,000**



# Year End Reflection 2021

## SOUTHWEST SALES -

*Major* PAYNE COUNTY, OK **LAND AUCTION**  
 Tuesday, September 28 Starting at 5:00pm at Meditations Event Venue, Stillwater • Online Bidding Available  
 plus Farm Equipment & Personal Property  
 Timed Online Only - Begins Closing September 30 at 10am



**392<sup>±</sup> acres**  
 offered in 8 Tracts and Combinations

- 312± Contiguous Acres on McElroy Rd.
- 80± Acres Bordering OSU Land!
- Potential Building Sites
- Productive Tillable Land
- Established Hay Meadows
- Excellent Recreational Property
- Numerous Ponds
- Low Hour Farm Equipment

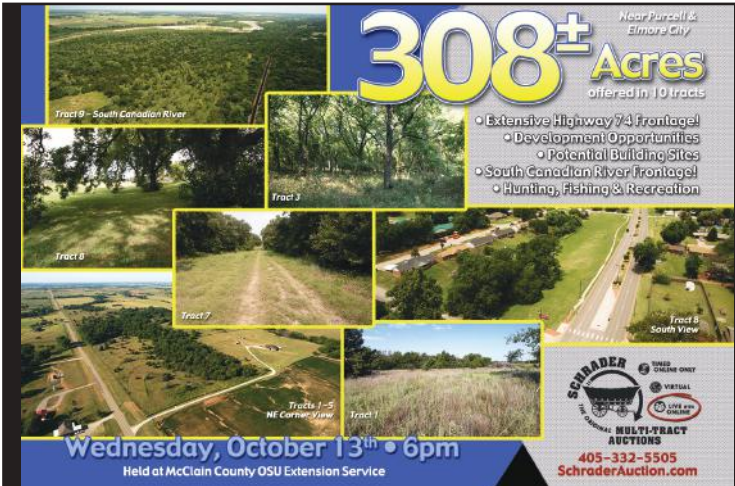
**SCHRADER** ORIGINAL MULTI-TRACT AUCTIONS  
 TIMED ONLINE ONLY  
 VIRTUAL LIVE AND ONLINE

### PAYNE COUNTY • STILLWATER, OK

**9/28 Hair Ranch** - The Hair Ranch was an extremely rare opportunity to purchase 312 contiguous acres just outside of Stillwater city limits. The property featured tillable bottomland, hay meadows, and excellent native and improved grass pastures.

**SOLD: \$1,778,400**

Near Purcell & Elmore City  
**308<sup>±</sup> Acres**  
 offered in 10 tracts



- Extensive Highway 74 Frontage!
- Development Opportunities
- Potential Building Sites
- South Canadian River Frontage!
- Hunting, Fishing & Recreation

**SCHRADER** ORIGINAL MULTI-TRACT AUCTIONS  
 TIMED ONLINE ONLY  
 VIRTUAL LIVE AND ONLINE

**Wednesday, October 13<sup>th</sup> • 6pm**  
 Held at McClain County OSU Extension Service

405-332-5505  
 SchraderAuction.com

### HUGHES COUNTY • PURCELL & ELMORE CITY, OK

**10/13 Belvins** - This unique portfolio of land holdings entailed South Canadian River Frontage coupled with great development lots along HWY 74. The property was offered in 10 tracts and sold to 4 different buyers.

**SOLD: \$1,130,000**

McCLAIN & GARVIN COUNTIES, OKLAHOMA  
**1,060.77<sup>±</sup> ACRES**  
 5 Farms Offered in 21 Tracts

*Significant* **LAND AUCTION**  
 Thursday, October 14 at 6pm



- Class I Soils - Washita Bottomland Farm
- Guiner Creek Bottomland Farm
- 10± Acre Lake Access
- Excellent Hunting, Ponds, Recreation
- Extensive Paved Road Frontage
- Numerous Potential Building Sites

**SCHRADER** ORIGINAL MULTI-TRACT AUCTIONS  
 TIMED ONLINE ONLY  
 VIRTUAL LIVE AND ONLINE

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### McCLAIN & GARVIN COUNTY • PURCELL, OK

**10/14 Gay** - The Gay Estate was a truly diverse offering with 5 different farms being offered in one auction. The properties boasted paved road frontage all within a 40 to 60 minute drive to Oklahoma City and had numerous farmland, pastureland, and recreational advantages.

**SOLD: \$3,550,000**

**250.77<sup>±</sup> acres** *Large Stillwater* **LAND AUCTION**  
 Offered in 15 Tracts in Stillwater, OK



**TUESDAY, OCTOBER 19<sup>th</sup> • 5PM**  
 Held at Sparrow Beginnings in Stillwater, Ok

### PAYNE COUNTY • STILLWATER, OK

**10/19 Dangott** - Primeland Properties was the largest parcel of real estate within Stillwater city limits. Along with tremendous development potential, the property also contained a gentle rolling topography and had been well maintained in native grass hay production.

**SOLD: \$1,426,880**



## SOUTHWEST SALES -

**Oklahoma** Custer & Roger Mills Counties  
**LAND AUCTION** **240<sup>±</sup>** acres  
with Multiple Homes Offered in 7 Tracts

**Tuesday**  
**December 14**  
Starting at 5:30pm • Online Bidding Available  
Held at Elk City Convention Center (West Room), OK

Excellent Pasture  
Good Perimeter Fencing  
2 Homes – Good Rentals or Ranch Houses  
Numerous Potential Building Sites  
Multiple Ponds

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### CUSTER & ROGER MILLS COUNTY • CARPENTER & ELK CITY, OK

**12/14 Wright Trust** - The Wright Trust was an exciting opportunity to purchase quality pasture, homes, and potential building sites in Custer and Roger Mills counties. Several of the tracts offered stunning views of the surrounding landscape, had good perimeter fencing, and frontage on county roads. Two good ranch homes were also available for bidding.

**SOLD: \$620,000**

## A Tribute to a Great Leader

We were sad to share the news of the unexpected loss of Roger Diehm in March. The compassion for others, energy, and drive Roger brought to our team was next to none. Those that knew him well would claim he was one of the most unique individuals they had ever met. He loved and served tremendously with everyone he interacted with. Roger's reach expanded far more than just the auction business, as he strived to empower not only those just in his community but across the world. We are extremely thankful for the time we had with Roger on our team, and his legacy will continue to live on through those he impacted.



**Roger Diehm**

**1967 - 2021**

**March 14**

**March 20**

*"He worked so hard to make things happen. He was passionate. The passion he had was remarkable."  
- Former U.S. Rep. Marlin Stutzman*



# Land Marketing Experts Nationwide



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