

IMPORTANT LAND AUCTION *Allen County*



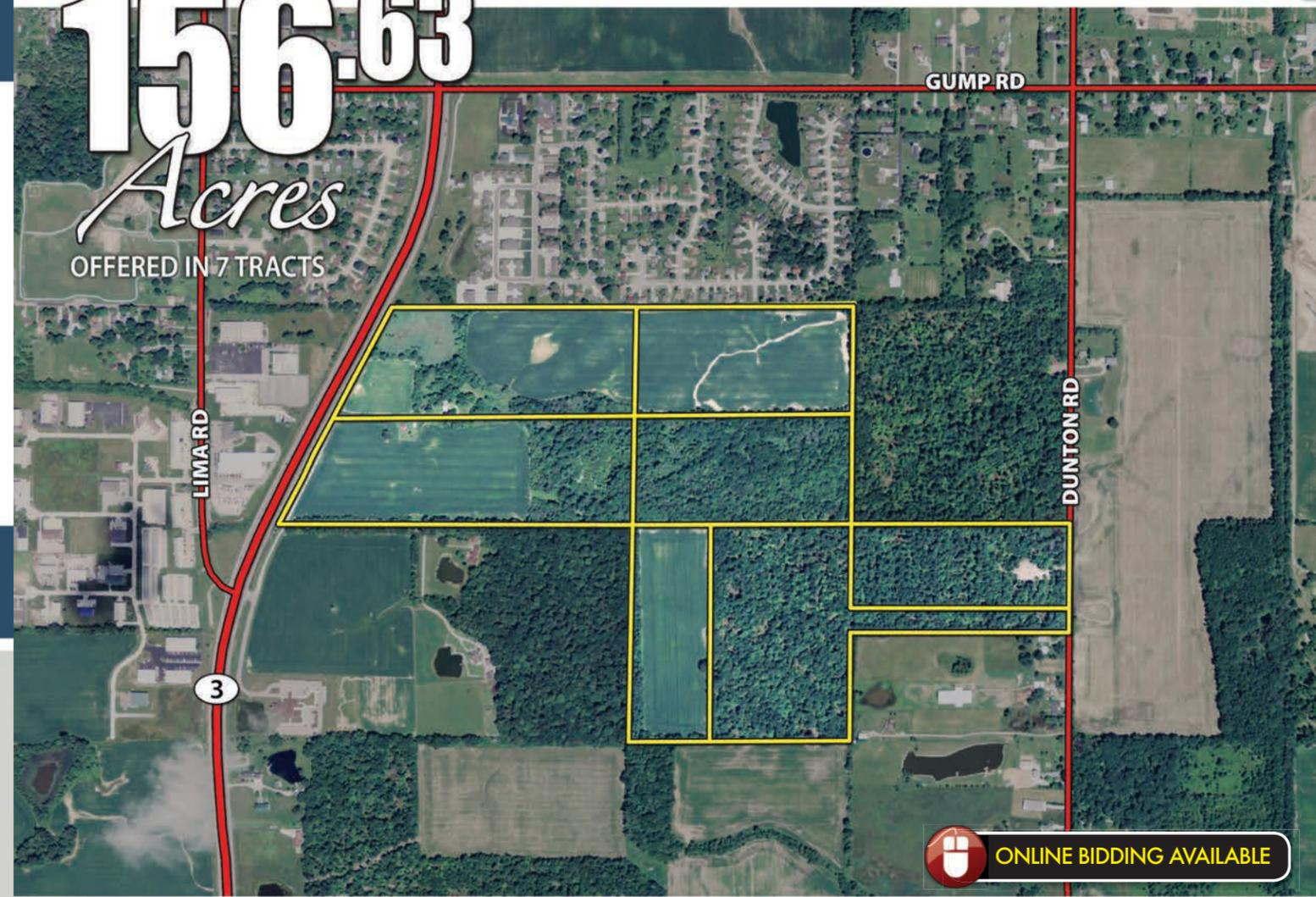
- WATER, SEWER, & GAS
- CARROLL SCHOOL DISTRICT
- WOODED & TILLABLE LAND
- Access off of Dunton Road, Echowood Lane, Tally Ho Drive, Windwood Court
- Over 1400' of frontage along State Road 3, over 600' along Dunton Road

OFFERED IN 7 TRACTS
156.63 Acres

DEVELOPMENT & INVESTMENT POTENTIAL

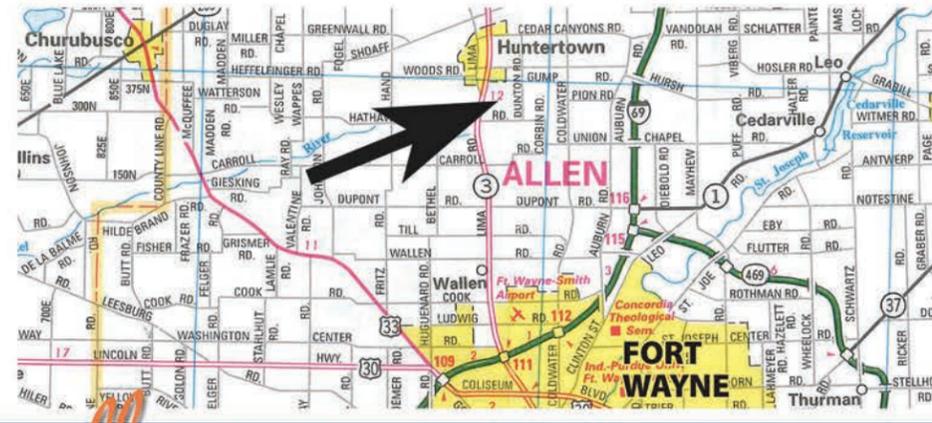
DEVELOPMENT & INVESTMENT POTENTIAL

156.63 Acres
 OFFERED IN 7 TRACTS



ONLINE BIDDING AVAILABLE

- WATER, SEWER, & GAS
- CARROLL SCHOOL DISTRICT
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- Over 1400' of frontage along State Road 3, over 600' along Dunton Road



IMPORTANT LAND AUCTION *Allen County*

TUESDAY, JUNE 6 • 9:00 PM

Held at the Allen Co. Fairgrounds Administration Building, 2726 Carroll Road, Fort Wayne

260-749-0445 • 866-340-0445
 www.SchraderFortWayne.com

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JUNE 2017						
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	

709 N. River Road
 Fort Wayne, IN 46815
 260-749-0445 • 866-340-0445
 AUCTION MANAGER: Jared Sipe, 260-750-1553
 #AC63001504, #AU10700099

DEVELOPMENT & INVESTMENT POTENTIAL

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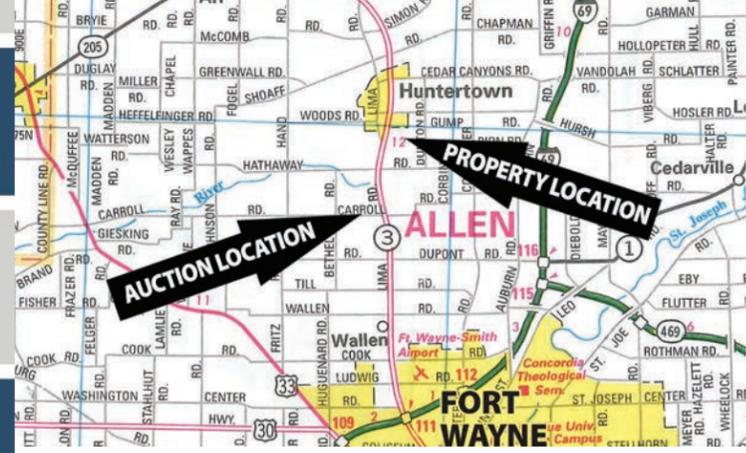
IMPORTANT LAND AUCTION

Allen County

TUESDAY, JUNE 6 • 6:00 PM

PROPERTY LOCATION: 15000 Block State Road 3, Fort Wayne, IN 46818 Perry Township Section 20. East side of State Road 3 just North of Hathaway Road and just South of Gump Road.

AUCTION LOCATION: Allen County Fairgrounds Administration Building, 2726 Carroll Road, Fort Wayne, IN 46818.



Walkover Inspections Anytime

Code	Soil Name
Pe	Pewamo silty clay loam
BmA	Blount silt loam
MrB	Glynwood silt loam
MrB2	Glynwood silt loam
MrC2	Morley silt loam
Wh	Washtenaw silt loam
Bs	Brookston silty clay loam
HaA	Haskins loam
BmB2	Blount silt loam
Wc	Walkill silty clay loam
MsC3	Morley soils
McA	Martinsville loam

- SEWER, WATER, & GAS
- CARROLL SCHOOL DISTRICT
- WOODED & TILLABLE LAND

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 7 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer.

DOWN PAYMENT: 10% Cash down payment at the close of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check immediately negotiable is satisfactory for the down payment. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

APPROVAL OF BID PRICES: At the close of the auction, buyer(s) will be required to execute an agreement to purchase and addendum at the auction site immediately following the close of the auction. The terms of this agreement and the addendum are non-negotiable. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before July 21, 2017. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes shall be pro-rated to the day of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

LOT SIZES AND ACREAGE AMOUNTS: All lot sizes, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey has been completed by Anderson Surveying. The cost for the new survey shall be split 50/50 between the buyer and the seller if the property sells as a whole. In the event the property sells in manner that creates new legal descriptions, the cost for any additional survey work shall be split 50/50 between the buyers and the seller. If there is more than one buyer, the 50% portion of the survey cost shall be shared equally among the buyers. This would include the original cost of the new perimeter survey and any additional survey work that would need to be completed. Closing prices shall be adjusted to reflect any difference between advertised acres and surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any, will be assigned to the buyer.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, 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. Your bids are to be based solely upon your inspection. All real estate is being sold on a "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. Seller and the Auction Company are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits or that the property qualifies for any specific use or purpose. Tract acreage, sketches and dimensions have been estimated based on aerial photography and the new perimeter survey and 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 the brochure is subject to verifications by all parties relying on it. The Seller nor the Auction Company assume any liability for its accuracy, errors, or omissions. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and the Auction Company 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. Seller and Auction Company are not liable for any accidents or injuries that occur during walkover inspections.



TRACT 1 LANE

TRACT 1 HOME

TRACT 1

TRACT 1

TRACT 1

TRACT 2

TRACT 2

TRACT 2 HOME

TRACT 2 GARAGE

TRACT 2 ACCESS

TRACT 3 ACCESS

TRACT 3

TRACT 5

TRACT 5

Sale Manager: Jared Sipe 260-750-1553

SCHRADER REAL ESTATE & AUCTION 260-749-0445 • 866-340-0445

SchraderFortWayne.com

SELLER: ANSON'S PLACE LLC

LIVE ONLINE AUCTION BIDDING

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 information on registering for online bidding, call Schrader Auction Company at 800-451-2709.