

Ehle Farms Auction

Monday, November 19 • 6pm

Preview - Meet a Schrader Rep at the home on SR 37: Sat, Oct. 20 • 10am - 1pm, Sun, Oct. 21 • 2 - 4pm, Mon, Oct. 29 • 4 - 6pm, or call office for a private showing.

118± Acres in 9 Tracts

NOVEMBER 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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4	5	6	7	8	9	10
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Auction Manager: Jerry Ehle
AC63001504, AU19300123

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

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Acres in 9 Tracts

118±



- Tracts Ranging from 4± to 21± Acres
- Quality, Tillable Soils
- Abundance of Road Frontage
- Wonderful Home w/ Barn & Pond
- Excellent Farm Sites



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ALLEN CO • HARLAN, INDIANA

Ehle Farms Auction

Monday, November 19 • 6pm

**Auction held at the Christian Community Center of Harlan - Formerly Harlan Elementary School
12616 Spencerville Road, Harlan, IN**

Preview Dates - Meet a Schrader Representative at the home on S.R. 37:
Saturday, October 20 • 10am - 1pm, Sunday, October 21 • 2 - 4pm, Monday, October 29 • 4 - 6pm, or call the office to set up a private showing.

Auctioneer's Note: Ross and Pat Ehle were stalwart members of the Harlan Community. They were active in many of the community's activities. This is a generational farm that won't ever be available again like this. Customize your farm or estate setting with the many various tract combinations available at this auction. Located just 1 1/2 miles north of Milan Center and minutes from Harlan, this farm is in the heart of Amish and East Allen Farm Communities! It is also just minutes from the Maysville shopping stores and restaurants. It would be very difficult to ever again find tract sizes ranging from 4± acres to 21± acres and many in between, in this specific area of Allen County.

Tract Descriptions

TRACT 1: 15 ACRES ± • LOCATED NEAR 9000 BLOCK OF MILAN CENTER ROAD This tract has approximately 500+ feet of road frontage. It borders the woods to the south and the Wilbur ditch as the north boundary. The soils are mostly Rensselaer silty loam.

TRACT 2: 21 ACRES ± • LOCATED NEAR 9000 BLOCK OF MILAN CENTER ROAD This tract has approximately 1300 feet of road frontage. There is the Wilbur ditch to the south and stops at the lane running along the north of the tract. It does not include the lane. The soils are mostly Rensselaer loam with a pocket of Whitaker silt loam

TRACT 3: 16 ACRES ± • LOCATED NEAR THE 14800 BLOCK OF ST. RD. 37 This tract has approximately 500 feet of road frontage on SR 37. It slants down Southeastward to the bordering lane at the south of the tract. The soils are Martinsville silt loam, and Rensselaer loam

TRACT 4: 18 ACRES ± • LOCATED NEAR THE 14900 BLOCK OF ST. RD. 37 This tract has approximately 500 feet of road frontage on SR 37. It's east border is the private drain that flows from SR 37 to the east of Milan Center Road. The soils are a mix of Martinsville loam and Whitaker silt loam.

Combine Tracts 1 - 4 for a Nearly 70± Acre, Prime Piece of Quality Farmland!



Sellers: Pat Ehle Estate & Michael Ehle | **Auction Manager:** Jerry Ehle

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



Frontage on Milan Center Rd, Barnett Rd, & SR 37

118±

Acres in 9 Tracts



Tract 5



Tract 5



Tract 6



Tract 9

TRACT 5: 6 ACRES ± • LOCATED AT 14711 ST. RD. 37 This tract includes a custom built ranch home on full, finished basement, the barn, and the pond. The home was custom built in 1997. It features a kitchen with plenty of cupboards, a breakfast bar, and all appliances. From the kitchen you enter the large dining area with built-in china hutch and more cabinets. You then enter into the family room area which has an expanded entry area out onto the huge wrap around deck. From the family room and the deck, you have a gorgeous view out the huge back yard and pond. The master bedroom features a walk-in closet, master bath with walk-in shower. There are two other bedrooms plus a utility room. The huge basement has a second full kitchen with plenty of space for a business, bakery, etc. The basement also has a half bath, storage and utility area, and a walk-out onto a lower patio in the back. The home is heated and cooled by WaterFurnace Geothermal. There is also zoned plumbing, Kinetico water softener, and a huge water pressure tank. Home is on septic and well. There is a 1900s 36' x 48' barn. The stocked pond is approximately 1 acre with additional wetland and wildlife area behind it.

TRACT 6: 15 ACRES ± • LOCATED NEAR THE 9500 BLOCK OF BARNETT ROAD There is approximately 1200 feet ± of road frontage on Barnett Road and 500 feet ± along S.R. 37. The home and much of Tract 5 borders the entire east line of this tract. Tract 7 borders to the north and can be added to this tract in the bidding. The soils are a mixture of Pewamo silty clay, Martinsville loam, and Whitaker and Blount silt loams.

TRACT 7: 4 ACRES ± • SWING TRACT This tract has approximately 350 feet ± of road frontage along Barnett Road. It also borders the Tract 5 with house and pond. It cannot be bid on separately, but must be combined with either tracts 5, 6, and 8. The soils are mostly Pewamo silty clay and Blount Silt loam.

TRACT 8: 5 ACRES ± • LOCATED AT THE NORTH END OF THE FARM ALONG BARNETT ROAD This parcel has approximately 380 feet of road frontage. This tract is bordered to the east by the private ditch and a part of Tract 5. The soils are mostly Blount silt loam with some Glynwood silt loam. Combine this tract with Tract 7 for approximately 9 acres of prime building site.

TRACT 9: 18 ACRES ± • FRONTAGE ALONG THE 14800 BLOCK OF ST. RD. 37 This tract has approximately 550 feet of road frontage along S.R. 37. The private ditch splits off approximately 3 acres off of the front of the total tract. The soils on this tract are Martinsville loam, and Haskins with some Rawson loam. Purchase Tract 8 in combination with this tract for access off of Barnett Road. There will be a 6 month restricted easement across the driveway to the east, to the back portion of this tract. A culvert pipe crossing will need to be constructed to gain access to the back portion eventually.

AUCTION TERMS & CONDITIONS: PROCEDURE: Tracts 1-9 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price. **DOWN PAYMENT:** 10% Cash down payment at close of auction. Cash or cashier's check or a personal 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 Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable. **DEED:** Seller shall provide a Personal Representative's or Warranty deed and Owner's Title Insurance Policy. **EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price. **CLOSING:** Balance of purchase price is due in cash at closing, which will take place on or before December 21, 2018. The cost for an insured closing will be shared 50/50 between Buyer and Seller. **POSSESSION:** Possession is at closing. **REAL ESTATE TAXES:** Taxes shall be pro-rated to date of closing. **DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing. **ACREAGE:**

All acreage is approximate and has 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey. **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 is 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 sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for closing of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis,

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