

Dekalb County, Indiana

Farm Auction

- Country Home with Inground Pool, Barn, & Outbuildings
- Productive Tillable Acreage
- Potential Building Sites
- Excellent Hunting & Recreation Land

Monday, September 16 • 6pm



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



70±

Offered in 5 Tracts or Combinations



SCHRAM
REAL ESTATE & AUCTION
of Fort Wayne

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

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AUCTION TERMS & CONDITIONS: PROCEDURE: Tracts 1-5 will be offered in individual tracts, & in any combination of these tracts, or as a total unit. There will be open bidding on all tracts & combinations subject to Swing Tract rules 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:** Tract 1 & any combination w/ Tract 1: \$10,000 down at the close of the auction & the balance at closing. Tracts 2-5: A 10% cash down payment is due at the close of auction. A cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. The balance of the purchase price is due in cash at closing. **ACCEPTANCE OF BID PRICES:** The Successful Bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any & 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 targeted closing date will be approximately 30 days after the auction, on or before October 18 (or as soon as possible thereafter upon completion of the Final Title Commitment & Seller's closing documents). The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer & Seller. Buyer will pay any closing charges due to Buyer securing a mortgage. **POSSESSION:** Possession of all tracts shall be delivered at closing, subject to tenant farmer's 2019 crop. The Seller shall receive Owner's share of the 2019 crop. **REAL ESTATE TAXES:** Real estate taxes shall be prorated to the date of closing. Buyer will assume & pay all assessments, including drainage assessments, if any, that are last payable without a penalty after the date of closing. **PERIMETER DRAIN TILE EASEMENT:** If tracts 1, 2 & 5 are purchased separately, a Declaration of Easement will be recorded as Addendum "B" providing for drainage easement rights for future septic systems on the land tracts. A copy of the Declaration of Easement is in your Bidder's Packet. **ACREAGE:** All acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller & successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. **AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the 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.**

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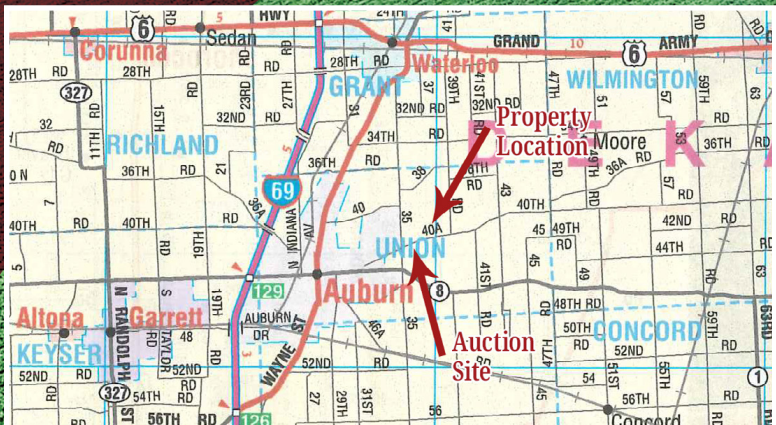


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Property Address: 3815 County Road 40A Auburn, IN 46706,
Located ½ mile east of County Road 35, just outside of Auburn
Auction Location: Souls Harbor Assembly of God Church • 3810
County Road 40A Auburn, IN 46706, Located just across the road from
auction property)



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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.



Inspection Dates (Meet a Schrader Representative at the home on the following dates):
Sunday, August 18 • 2-4pm,
Saturday, August 31 • 10am-12 Noon, & Tuesday, September 3 • 5-7pm OR call the office for a private showing!

Auction Manager's Note: This property offers many possibilities! From a complete 70± acre farmstead, to a 25± acre hunting paradise, to possible country estate home sites! This is your opportunity to customize your bidding to suit your desires!

TRACT 1 - HOME, POOL, BUILDINGS AND 2.5± ACRES:

- Remodeled in 1976 by Graber, this is a large Craftsman Style 2 Story home with a multitude of built-ins plus full basement! This home features beautiful natural woodwork throughout!! The country style kitchen has an abundance of cabinets plus a butcher block top island. There is a spacious eating area in the kitchen for full dining with a wall of windows to look out!
- There is a formal dining room adjacent to the kitchen that features a wall of natural cabinetry.
- The Great Room is very spacious with a beautiful brick fireplace and natural wood front and mantel.
- There are natural wood beams that enhance the rich and warm feeling in this room. There is a complete wall of bookshelves on one end of the Great Room plus a corner floor to ceiling shelf and cabinet.
- There is a utility room with washer / dryer area plus a full bathroom. There is a breezeway connecting to the 2 car garage.
- There is a covered porch with entrance into the kitchen and also a covered porch that allows foyer entrance into the front of the home.
- The upper level features a large Master Bedroom with master bath and wall of built-in closets and drawers. Each of the three other bedrooms have built-in double closets. There is an additional full bath upstairs.
- The full basement has large family room recreation area with fireplace and bookshelves. There is also a summer kitchen in the other side of the basement.
- The in-ground pool is vinyl lined and has diving board. It was opened and in use this summer.
- The outbuildings include a 32 x 24 building that is finished and has heat and air conditioning. Perfect for in home business or hobby building.
- The large bank barn is 34 x 58 plus 20 x 34 lean-to. Plenty of opportunity for horses or livestock.
- There is also a 16 x 20 utility shed. The drive is asphalt and there is a large back yard area.
- Newer metal roofs on the outbuildings.



TRACT 2: 23± ACRES, all productive tillable land. This tract lies behind tract one and will have a 120 foot road access for purposes of possible future building site. This tract will be subject to a 30' restricted access easement for Tract 3. The soils on this tract are predominantly Blount silt loams.

TRACT 3: 15.5± ACRES, mostly wooded and grasses. This tract will have a 30' restricted easement access across the Tract 2 frontage, then will have owned 30' access across the lane back to the woods. This is a tremendous private hunting and recreational tract. An abundance of deer and turkey through this area. There are some maturing oaks and other hardwoods throughout. There is a large portion of wetlands within this tract. This tract is being offered as a non-buildable site. It is being offered only as a hunting and recreational site.

TRACT 4: 9.2± ACRES SWING TRACT, This tract has tillable soils on the north portion with a large portion being wetlands grasses in the center and to the south. This tract per swing tract rules, can be bid on only by an adjacent land owner or by a bidder of an adjacent tract. In this case, tracts 2 and 3 bidders only.

TRACT 5: 19.5± ACRES, mostly all tillable. This tract has approximately 330± feet of road frontage. It runs back against Tract 3. Combine with Tract 3 for a perfect potential 35± acre estate site with built-in hunting & recreation preserve!

For purposes of building sites, Tracts 2 and 5 are being offered as a non-reviewed sell-offs by the Dekalb County Plan Commission. It will be the Buyer's responsibility to apply for any Platting and Building permitting required by the Dekalb County Plan Commission, Dekalb County Building and Health Departments.



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Sellers: David L. & Mary E. Southern
Auction Manager: Jerry Ehle