

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, & the combination of tracts as a total 41.5± acre unit. There will be open bidding on both tracts & the combination during the auction as determined by the Auctioneer. Bids on each tract, & the tracts combination may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide Warranty Deed(s).

DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes & typical doublewide modular homes.) The minimum square footage (exclusive of garages, basements & porches) on single story homes shall be 1,400 square feet. The minimum

square footage on 1-1/2 story homes shall be 1,600 square feet. The minimum square footage on 2 story homes shall be 1,800 square feet. All homes must have no less than a 5/12 roof pitch & no less than a two-car, attached garage.

CLOSING: The balance of the real estate purchase price is due at closing, which will be approximately 30 days after the auction date.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in 2021 & thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A survey dated December 7, 2017 provided by Updike Surveying shall be furnished. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of any new

survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

LAND AUCTION

Tuesday, December 17 • 6pm | Allen County, Indiana

Auction Manager: Jerry Ehle

AC63001504, AU19300123

DECEMBER						
Sun	Mon	Tue	Wed	Thur	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	31				



Corporate Headquarters:

950 N Liberty Dr., Columbia City, IN 46725

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42± Acres
Offered in 2 Tracts
or Combinations

Tuesday, December 17 • 6pm

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or Combinations

Allen County, Indiana

LAND AUCTION

Potential Home, Farm, Estate Sites & Tillable Acres



ONLINE BIDDING AVAILABLE

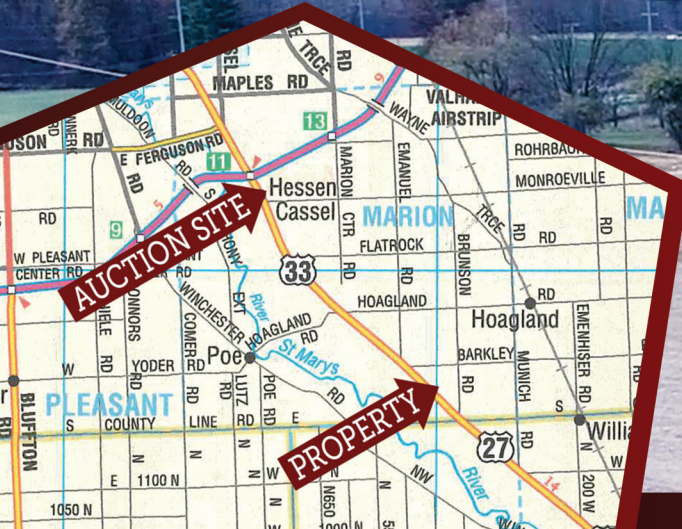
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42[±] Acres

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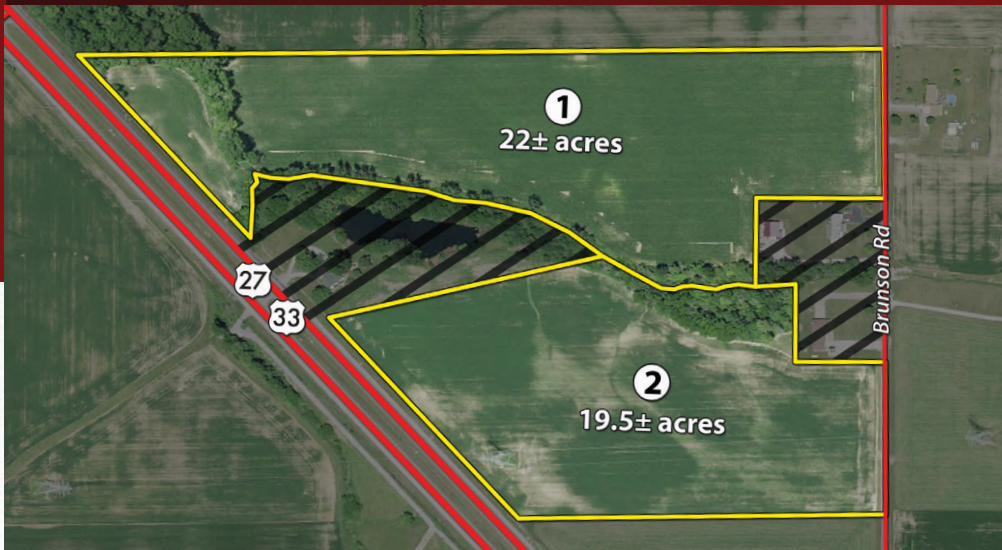
Allen County, Indiana **LAND AUCTION**

Potential Home, Farm, Estate Sites & Tillable Acres

Auction Location: Saint Joseph Hessen Cassel Rec Hall • 11337 Old US 27 S, Fort Wayne, IN

Property Location: 17313 US 27 S, Fort Wayne, IN OR 17,000 block of Brunson Road in Allen County, Marion Township, Section 35
• Located just north of the County Line

Auction Manager's Note: These tracts are only 5 minutes from I-469 and only 10 minutes more into downtown Fort Wayne. **Attention Decatur, Berne, and Geneva Commuters:** You can cut your travel time extensively and build nearer to work! A great location for traversing from east to west or north to south. Rarely do you find smaller tracts for various uses from small hobby farm to Executive size building sites! For the land investor, these would make great additions to your portfolio!!



Preview: Meet a Schrader Rep at Tract 1 on Tuesday, November 19 • 4-6pm & Monday, December 2 • 4-6pm or call Auction Manager with questions.



Tract 1: 22[±] Acres, This tract has approximately 400' feet of road frontage along Brunson Road and over 500' of frontage along US 27. This tract has a drain that divides a small part of the property along US 27. There is a 30' wide culvert for access to the divided part. The open drain makes up the southern border of this tract. The elevation in the center of the property is highest, and then slopes down toward the drain. This tract offers beautiful scenic potential building sites. The soils on this tract are a productive combination of Pewamo, Haskins, and Blount silt soils.

Tract 2: 19.5[±] Acres, This tract has approximately 400' feet of road frontage along Brunson Road and over 700' of frontage along US 27. This tract's elevation also has a higher point towards Brunson Road and slopes to the west towards US 27. The soils on this tract are mostly Blount silt loam. There is a power line that goes across the southern part of this tract. The power line easement is 150' wide.



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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.

Auction Manager: Jerry Ehle | **Sellers:** Steven W. Schroeder, Debra Ann Grodrian, Candace S. Neuenschwander, Scott A. Schroeder, Dennis L. Schroeder, Kevin P. Schroeder, & Cindy K. McKinney