

PROCEDURE: This property will be offered at oral auction in 3 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on individual tracts & the combination of tracts during the auction, until the close of the auction as determined by the auctioneer. **DOWN PAYMENT:** A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, w/ the balance in cash at closing. 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance. **EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide a Trustee's Deed(s). **CLOSING:** The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) & Seller. Any costs associated w/ securing a mortgage shall be paid by the buyer(s). **POSSESSION:** Possession the day of closing, immediately following the 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 Bidders 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 new perimeter survey has been completed by Fore Sight Consulting Inc. Seller & successful bidder shall each pay half (50:50) of the cost of the survey & any additional survey work to be done if the property sells in individual tracts. For tracts 1 & 2, final sales price shall be adjusted to reflect any difference between advertised & surveyed acres. Tract 1 will not be adjusted for any differences in advertised & surveyed acres. 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.**

REAL ESTATE Auction 69.5[±]

MONDAY, JANUARY 27 • 6PM | ALLEN COUNTY, IN



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CORPORATE HEADQUARTERS: 950 N Liberty Dr., Columbia City, IN 46725
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AUCTION MANAGERS: Jared Sipe • 260.750.1553 & Mike Roy • 260.437.5428

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REAL ESTATE Auction

MONDAY, JANUARY 27 • 6PM | ALLEN COUNTY, IN

69.5[±]
Acres Offered in 3 Tracts

- Tillable and Wooded Acres
- 2 Story, 5 Bedroom Farm Home and Outbuildings
- Access off Marion Center Rd



ONLINE BIDDING AVAILABLE

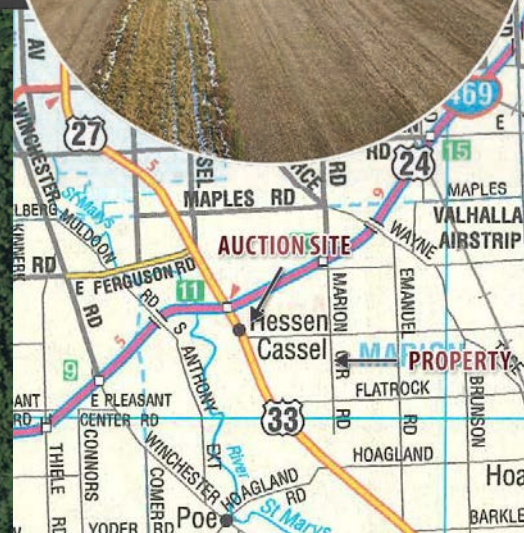
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REAL ESTATE Auction 69.5±

MONDAY, JANUARY 27 • 6PM | ALLEN COUNTY, IN

Acreage Offered in 3 Tracts



Auction Location

Hessen Cassel Parish Hall • 11609 Old Decatur Rd, Fort Wayne, IN 46816

Property Location

12417 Marion Center Rd, Hoagland IN, 46745

Directions

Take Marion Center Rd just South of I469 & Monroeville Rd. Property sits on the East side of Marion Center Rd.

TRACT 1: 3.5± ACRE HOME SITE w/ 251' of road frontage. There is a 2 story farm home & outbuildings on tract 1. The home features 5 bedrooms, 2 full bathrooms, kitchen, family room, & living room. There is a partial basement w/ a forced air oil furnace & wood burner. Some newer carpet & laminate flooring. The home has vinyl siding, asphalt shingle roof, & a large a covered front porch. There is an oversized 24' x 30' 2 car detached garage; 18' x 28' building w/ concrete floor, electrical, overhead door, & 7'x18' bump out; & a 36' x 68' bank barn w/ newer metal sliding door & metal roof. The home has a private well & septic system (there is public sewer just to the North along the South side of Monroeville Rd).

TRACT 2: 33± ACRES w/ approximately 18.5± acres of tillable & 13.5± acres of woods. Tract 2 has 60' of access off of Marion Center Rd. & a natural waterway running East & West through the tract. Soil types include Blount silt loam, Pewamo silty clay loam, & Glynwood silt loam. Tract 2 has mostly level to gentle rolling topography.

TRACT 3: 33± ACRES w/ approximately 28± acres of tillable & 4.5± acres of woods. Tract 2 has 40' of access off of Marion Center Rd. Soil types include Blount silt loam, Pewamo silty clay loam, & Glynwood silt loam. Tract 2 has mostly level to gentle rolling topography.

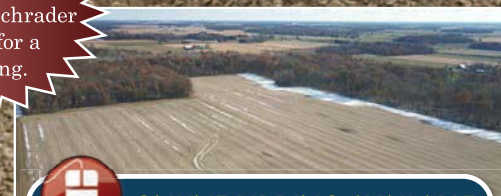
Auctioneer's Note: Tracts 2 & 3 are nonconforming for potential building sites. Please contact the Allen County Planning Commission at 260.449.7607 for questions regarding variances for potential building sites on tracts 2 & 3.

Owners: Maurice Berg Revocable Trust, Russell Berg Trustee

Auction Managers: Jared Sipe • 260.750.1553 & Mike Roy • 260.437.5428

Inspection Dates:

Sun., Jan. 5 & 19 from 2-4pm or contact Schrader of Fort Wayne for a private showing.



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.

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