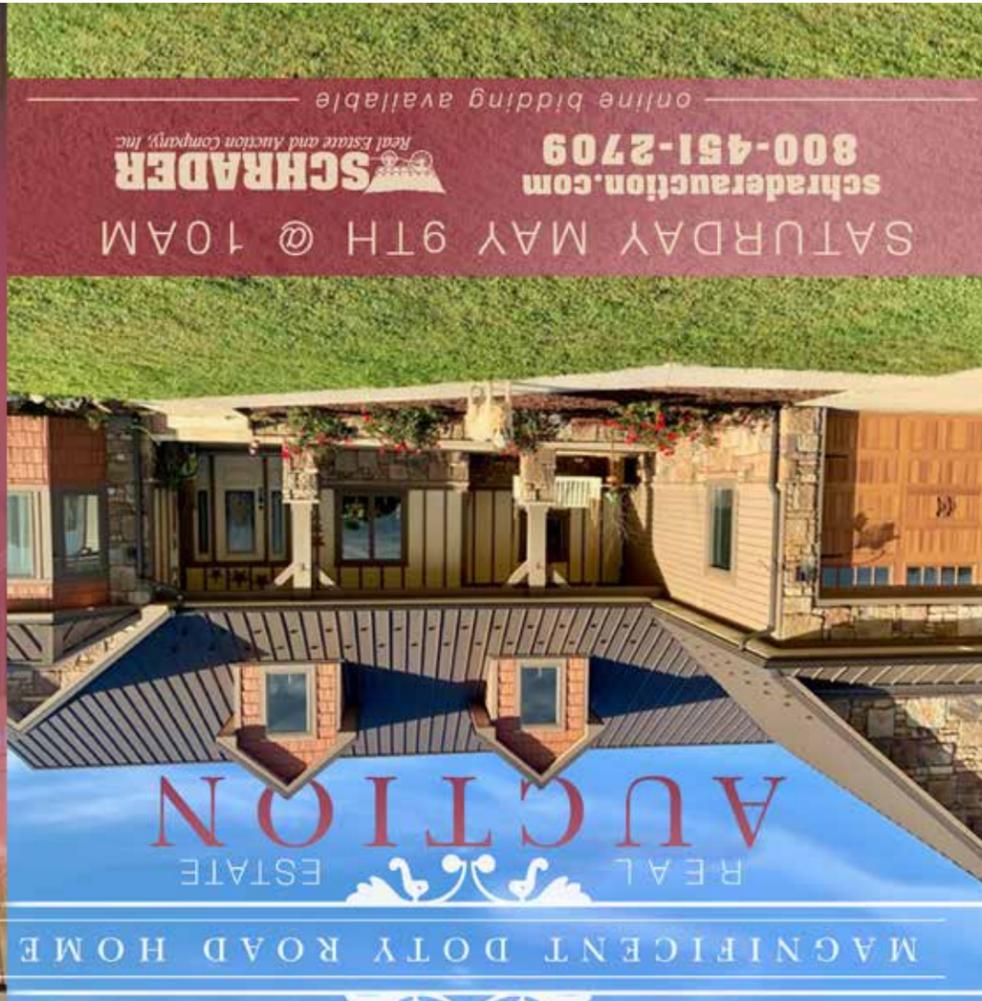


13<sup>±</sup> ACRES  
WITH AN 18'x36'  
SHOP  
17348 DOTY ROAD  
NEW HAVEN,  
INDIANA



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| MAY 2020 |     |     |     |     |     |     |
| Sun      | Mon | Tue | Wed | Thu | Fri | Sat |
| 3        | 4   | 5   | 6   | 7   | 8   | 9   |
| 10       | 11  | 12  | 13  | 14  | 15  | 16  |
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# MAGNIFICENT DOTY ROAD HOME

## REAL ESTATE AUCTION

**Property & Auction Location: 17348 Doty Road, New Haven, IN.**

*From the Jct. of SR 37 and I-469, travel northeast 1 mile on Hwy #37, then east approx. 3-1/2 miles to the property. Property is on Doty Road when you turn East off of State Road 37.*

**AUCTION DATE: SATURDAY, MAY 9TH @ 10 AM**

### PROPERTY OVERVIEW:

This 13± acre property is located at 17348 Doty Road in Milan Township of Allen County, Indiana; Just east of Milan center and just minutes from State Highway 37 and I-469. This quiet and serene location is in the heart of an Amish farming community. The soils are mostly Nappanee silty clay loam and eel silt loam with about 15% being St. Clair clay loam on a 2-6% slope, and about 10% Hoytville silty clay on a 0-1% slope. The home and shop are located on the highest point of elevation with good natural drainage away from improvements. Approx. 3-1/2 acres of woodland is south and southwest of the home with a meandering stream through the woodland. Wildlife are prevalent with deer, squirrels, rabbits and occasionally wild turkeys. The improvements are accessible by a shared drive from Doty Road and a shared drive maintenance agreement is in place and available for your inspection. The property is offered in 2 tracts or in combination. Tract 1 is 10± acres with all improvements. Tract 2 is 3 acres north of the shop building and has 25' legal easement from Doty Road. This could be a potential building site, but no guarantee of approval of a building site by Allen County Planning and Zoning nor septic are expressed or implied.



**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.



### THE SHOP:

The shop is an 18' x 36' stick-built structure on concrete footer. Completed in 2019 with 2x4 walls, fully insulated with 4" bats and blown in ceiling insulation with plywood side walls and metal ceiling. It has an 8' x 7' overhead door and (2) 3' walk-in doors. Also includes high efficiency electric heater and water. The building was set up for a dog kennel with (4) aluminum doors. The concrete floor is sloped to a drain, and the exterior of the building has a stone face with steel siding and a steel roof. The building has a separate electrical service panel. This is a very nice structure with a lot of possibilities!

### THE HOME:

- Beautiful 2 yr. old custom home; 4,955 sq. ft. including a 2-1/2 car garage with full basement plus a 198 sq. ft. porch and a 368 sq. ft. deck.
- 4 large bedrooms and 4 full baths; the master suite boasts a large walk in closet.
- The main floor has an open concept of a large entry way to the family room with a fireplace. There is also a dining area open to the spacious kitchen with lots of counter space, custom cabinets and a large custom kitchen island. Also features a coffee bar and pantry.

- The basement is 2,123 sq. ft. with a utility room, a full bath, game room and a large 28-1/2 x 38-1/2 family room with an additional 26'8 x 28' storage area.
- There is also a 4' storage closet for winter clothes storage during the summer months. Make it your own!
- The home is serviced by a constant pressure 5 inch well with excellent quality water and a Morton water softener. This property has natural gas heat, and hot water along with central air.



*This home was built by the seller and no corners were cut on materials or craftsmanship. The finest quality of everything is featured throughout. The home has a long-lasting metal roof that should last 40-50 years or more. The seller, Steve Graber, is a commercial roofing contractor; so only quality materials and meticulous care went into the installation.*



**OPEN HOUSE & PROPERTY INSPECTION: Thursday evening, April 23rd from 5-7 PM • Sunday afternoon, April 26th from 2-6 PM**

#### AUCTION TERMS & CONDITIONS

**DOWN PAYMENT:** 10% of the total Bid Price is due after the auction of the property on auction day. With the balance in cash at closing. The down payment may be in the form of cash, cashier's check or corporate check. 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 PRICE:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of auction. The final bid price is subject to the seller's acceptance or rejection.  
**DEED:** Seller will provide warranty deed.  
**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of purchase price.  
**REAL ESTATE TAXES:** To be pro-rated to closing date.

#### CLOSING:

To occur approx. 30 days after the auction date, or approximately 15 days after proof of insurable title.  
**POSSESSION:** To be approximately 30 days after closing.  
**SURVEY:** A survey is available dated 10/26/2016 showing the entire 13.019 acres and will be provided to the buyer should the property sell as a single tract or combining tracts 1 & 2. If the property sells separately new surveys & legal descriptions will be completed and the cost of those new surveys will be shared 50/50 between buyer and seller.  
**EASEMENT:** The sale of the property is subject to any and all easements of record and any new easements created by the division of properties by this auction.  
 Note - A 25' easement has been created from Doty Road to Tract 2 (see the 10/26/2016 survey) posted.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and

#### 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. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure 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 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 and incre-

#### ments of bidding are at the direction and discretion of the Auctioneer.

The Seller and 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.**  
 Shared driveway and maintenance agreement is in place, see Addendum "A".  
 Also Note - all appliances sell with the real estate with the exception of the washer and dryer and the two freezers in the basement. The porch swing does not sell with the property. If the buyer of the home is interested in purchasing any of the furniture, please talk to the seller as of price and terms.