

Harlan, IN | Allen County

# 64± Acres

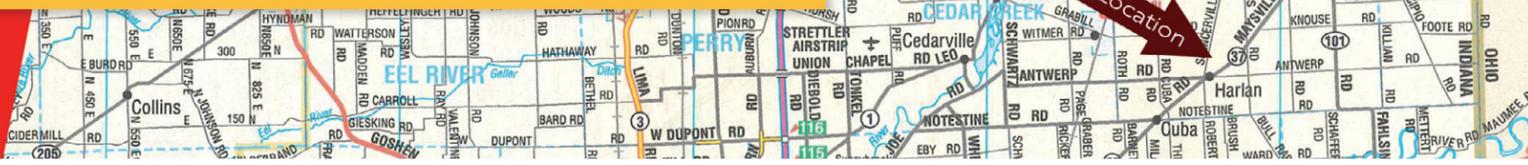
Offered in 5 Tracts or Combinations

- Productive Tillable Land
- Potential Building Sites
- Excellent Road Frontage
- 2-Story Home

- Lawn Equipment
- Tools
- Honda Motorcycle
- Antiques
- Advertising Signs
- Lumber
- Building Materials

**Property Location:** 17828 Allen Rd, Harlan, IN 46743 (*Personal Property Auction is located at 18008 Allen Rd, Harlan, IN 46743*) **Directions:** Take Hwy 37 Northeast of Harlan approximately 6 miles, Tracts 1 & 2 are located on Hwy 37 & Campbell Rd. Tracts 3-5 are located directly South of Tracts 1 & 2 at the corner of Campbell Rd & Allen Rd.

**Real Estate Auction Location:** Christian Community Center of Harlan • 12616 Spencerville Rd, Harlan, IN 46743



Real Estate & Personal Property

# Auction

866.340.0445 • 260.749.0445  
SchraderFortWayne.com



**Personal Property:** Saturday, May 1st @ 9am  
**Real Estate:** Thursday, May 6th @ 6pm

**REAL ESTATE TERMS & CONDITIONS:**

**PROCEDURE:** This property will be offered at oral auction in 5 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 Personal Representative'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 is subject to the tenant farmer's rights to the 2021 crop harvest. The seller shall retain their share of the 2021 crop & credit the new buyer(s) \$100 per acre at the time of closing. Possession of tract 3 w/ the improvements shall be given at closing, immediately following the closing.

**REAL ESTATE TAXES:** The 2020 due & payable 2021 real estate taxes shall be paid by the seller. The 2021 due & payable 2022 real estate taxes shall be prorated to the date of closing.

**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:** 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 this

auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres & surveyed acres, except w/ respect to Tract 3.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info 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 info 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.** **PERSONAL PROPERTY TERMS & CONDITIONS:** Cash or Check w/proper ID. 4% surcharge for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

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Offered in 5 Tracts or Combinations

**Auction Manager:**

Jared Sipe • 260.750.1553

AC63001504, AU10700099

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**Corporate Headquarters:**  
950 N Liberty Dr  
Columbia City, IN 46725  
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www.SchraderFortWayne.com



Real Estate & Personal Property

# Auction

May	SU	M	TU	W	TH	F	SA
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23/30	24/31	25	26	27	28	29

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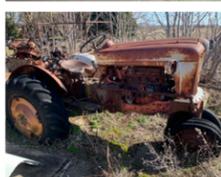
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# 64<sup>±</sup> Acres

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**Personal Property Preview Date:**  
Friday, April 30 from 9am-5pm

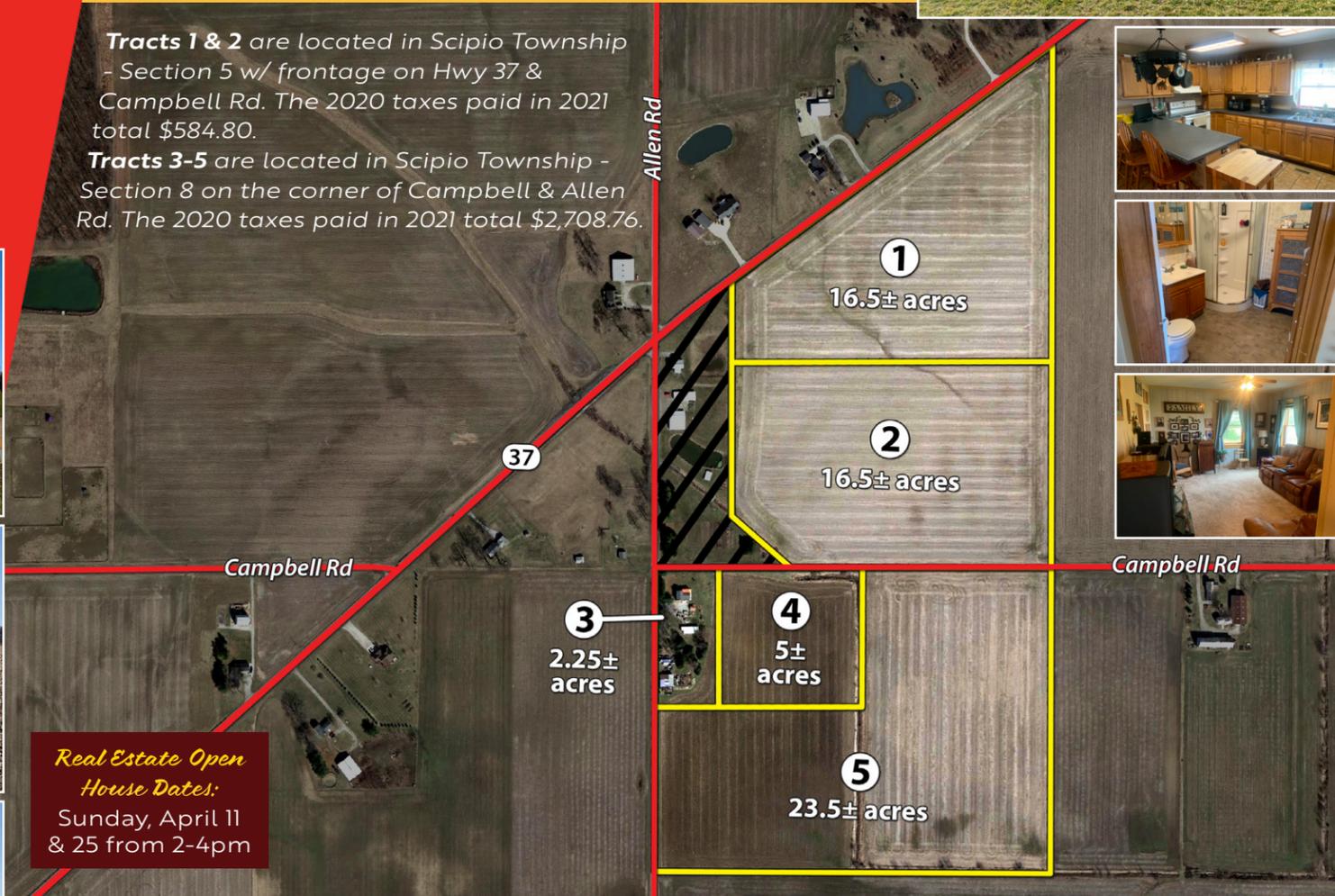


# Real Estate & Personal Property Auction

**Real Estate:** Thursday, May 6th @ 6pm  
(Held at the Christian Community Center of Harlan)



**Tracts 1 & 2** are located in Scipio Township - Section 5 w/ frontage on Hwy 37 & Campbell Rd. The 2020 taxes paid in 2021 total \$584.80.  
**Tracts 3-5** are located in Scipio Township - Section 8 on the corner of Campbell & Allen Rd. The 2020 taxes paid in 2021 total \$2,708.76.



**Real Estate Open House Dates:**  
Sunday, April 11 & 25 from 2-4pm



**Tract 1: 16.5± tillable acres** w/ mostly loam soils. Tract has good road frontage & access along Hwy 37.

**Tract 2: 16.5± tillable acres** w/ mostly loam soils. Tract has good road frontage & access along Campbell Rd.

**Tract 3: 2.25± acres** w/ a 2-story home on the corner on Campbell & Allen Rd. The home features approx. 1,680 sq. ft. on a partial basement built in 1900. The home has gas forced air heat & central air. There are 3 bedrooms & 1 full bathroom. Nice, updated kitchen w/ plenty of cabinet & storage space. The home is on a private well & septic system w/ propane gas (tank

is rented). The exterior of the home has vinyl siding, asphalt shingle roof, covered porch & a deck.

**Tract 4: 5± acre** potential building site that is tillable w/ mostly loam soils. Tract has good road frontage along Campbell Rd w/ a natural drain along the East side of the Tract. Combine w/ Tract 3 for a great 7± acre homesite & 2-story home!

**Tract 5: 23.5± mostly tillable acres** w/ mostly loam soils. Tract has good road frontage along Campbell & Allen Rd. There is a natural drain running through the middle & South side of the tract.

**Personal Property:** Saturday, May 1st @ 9am (Held at 18008 Allen Rd, Harlan, IN 46743)

**Lawn Equipment, Snow Blower, Motorcycle, ATV, Snowmobile, & Tractor:** • DR field & brush mower, 13.3 HP, 48" • Dixie Chopper XW2202 Quad Loop zero turn mower • Dixon 16 HP 42" cut zero turn mower • JD 317 riding mower w/ deck, cab, & doors • Stihl BR600 gas backpack blower • Cub Cadet 1028 4x4 electric start snowblower, 9.5 HP • 1974 Honda CB450 motorcycle w/ 444cc straight-twin DOHC engine • '88 Honda Fourtrax 200 ATV • '70s Ski-Doo 340 TNT snowmobile • Ford 900 tractor (non-running, been sitting, shows rust) **Advertising Signs, Primitives, Antiques, Collectibles, Furniture, & Housewares:** • 4'x8' Allen Dairy metal sign (great condition, no rust) • Porcelain DeLaval cream separator sign • Wayne Feeds round thermometer (great condition, no rust) & 2 patches • MIGRO 3'x5' seed corn metal sign • Funk's G metal & corrugated signs • Anhydrous Ammonia metal sign • Super Crost & Robinson Hybrid signs (not metal) • Advertising bullet pencil collection (1000s of pieces) • Platform scales • Feed dolly cart • Steel wheel planters • Barrel • Wire chicken crates • Number/letter printing types, cuts, & blocks w/ slant top drawered stand (several drawers full of blocks) • Large glass jugs • Keystone PRR lantern • Coffee grinder • Slant front secretary w/ side display cabinet • Gentleman's chest • 3 drawer chest w/ glove boxes • Oil bottle & lamps • Dazey butter churn • Glass butter churn • Jim Hansel "Sundown" 450/4980 framed print • James Meger pheasants 910/999 framed print • James Meger "The Pumpkin Patch" '99-'00 Pheasants Forever print of the year 353/1500 • James Meger "Thanks Be Given" '97-'98 Pheasants Forever print of the year 73/1250 • '05 National Wild Turkey Foundation framed 30 piece medallion set • Framed turkey 21 piece stamp collection '85-'05 • Anchor Hocking Early American Prescut 7 piece table service in original box • 8 piece Libbey Hostess Glassware vintage water glasses in original box • Belt buckle collection • Advertising keychains & coin holders • Canning jars • Small Sentry safe • Die-cast truck banks in original boxes • Pair of Ertl freightliner cabs w/ trailers in original boxes • Precision Classics JD Model A toy tractor in original box • Ertl Model A toy tractor • Old rubber clown & teddy bear • Indian

stones • Sylvania 32" HDTV • Mid-Century modern dresser & 2 pedestal chairs • Grandmother clock • 5 drawer chest of drawers • 4 & 2 drawer metal filing cabinets • Knick knacks, decorator pieces, dishes, glassware • Sessions mantle clock • Pitney Bowes mail scales • Hobart model 1655 grocery scale • Stimpson meat grinder • Meat slicer • Bicycles **Tools, Fishing/Hunting, & Outdoor Items:** S-K open & box end wrench set ¼" to 1¼" • Pipe wrenches • Pliers, screwdrivers, tin snips, & files • Antique Monkey wrenches • C-clamps, pipe clamps & corner clamps • Levels • S-K & other sockets & ratchets • Vise grips • Wood planes • Diablo 8" dado blade set • Dewalt DW705 12" compound miter saw • Delta TP400LS 12" thickness planer • Rockwell table saw • Tool Shop 16 speed floor model drill press • Old 12" band saw on stand • 6" bench grinder • Power sabre saws, side grinders & sanders • 14" Dewalt chip saw • 4" vise • Router table • Craftsman 16" scroll saw • Biljax scaffolding w/ (10) 5' frames, (4) 5' frames, braces, & accessories • 2 aluminum 2'x16' scaffold pics • 16' adjustable painter's pic • 10' Mark II Series aluminum metal brake • Floor polisher • Concrete troweling machine • Mag bull float • Heavy duty nylon straps • Ball hitches • Roof, ladder & plank jacks • Adjustable floor jacks • Electrical cords • Bolt bins, organizers & hardware • LP Reddy heater • Yard tools • 250 gal. poly ag tank • Gas powered water pumps • 14' steel tube gate • Wire hog panels • Greenhouse steel tube frame (not assembled) • Grain planter plates • 32' old wood extension ladder • Vintage recurved bows & arrows • Hunting clothes & Carhart bibs • Tackle boxes, tackle, rods & reel • Northern Pike fish mount • Ice fishing auger • Coleman lantern in case • Hunting backpack • Igloo coolers • 16' Coleman canoe • Deer carrier • Pocket & hunting knives • Buffalo Bill & Daniel Boone collector pocket knives • Bushnell #78-3010 spotting scope shooter's stand in box **Lumber & Building Materials:** Stacks of 2x6, 2x8, 2x10, 2x12 lumber • 1x4 & 1x8 lumber • (12) 2x10 yellow pine 20' long • Baseboard trim, door casing, & oak hand rails • Some new windows & doors • Anderson window sashes new in box • 4" Dutchlap siding & accessory pieces • DuraCast fiberglass column, Slate shingles • Light fixtures new in box

**Auction Manager:** Jared Sipe • 260.750.1553 | **Owner:** Ronnie Snyder Estate, Linda Gorrell Personal Representative, Perry Law Office Attorneys for the Estate

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