

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in FOUR (4) individual tracts, any combination of tracts and as a total 59± acre unit. There will be open bidding on all tracts and combinations, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the 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, and 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. The terms of this agreement and any addendum are non-negotiable. **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).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before SEPTEMBER 13, 2024.

POSSESSION: Buyer(s) shall receive possession at closing, subject to the tenant farmer's 2024 crop. Seller to retain all income from 2024 crop.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

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 and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

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 increments 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.**



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
JERRY EHLE,
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Jerry W Ehle, AU19300123 • Schrader Real Estate and Auction Company, Inc., AC63001504

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59± acres
IN 4 TRACTS

East Allen County Land

AUCTION



AUGUST 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				8	9	10
4	5	6	7	14	15	16
11	12	13	14	21	22	23
18	19	20	21	22	23	24
25	26	27	28	29	30	31



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59± acres
IN 4 TRACTS

East Allen County Land
AUCTION

- LEVEL PRODUCTIVE TILLABLE LAND
- POTENTIAL COUNTRY BUILDING SITES
- FROM 8± ACRES TO 59± ACRES

MONDAY, AUGUST 5TH • 6:00 PM

Auction Held at The Woodburn Community Center, 22731 Main Street, Woodburn, IN 46797

East Allen County Land

59± acres
IN 4 TRACTS

AUCTION

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MONDAY, AUGUST 5TH • 6:00 PM

AUCTION HELD AT The Woodburn Community Center, 22731 Main Street, Woodburn, IN 46797

PROPERTY LOCATION: Located between Bremer and Slusher Roads, at the 16,000 block of each road Woodburn, IN - Located ¼ mile West of Webster Road.

TRACT DESCRIPTIONS:

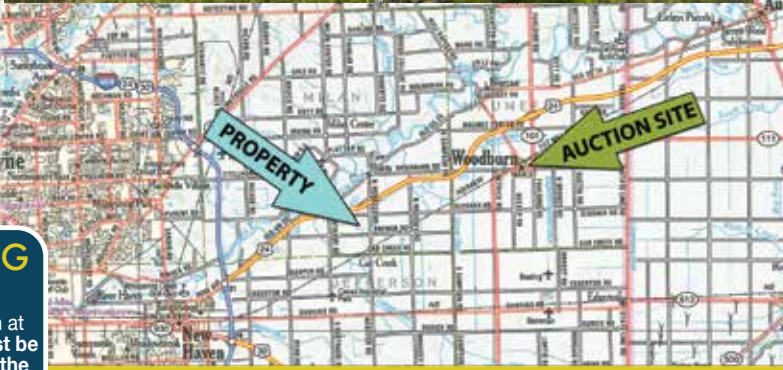
TRACT 1: 9± ACRES, A great potential country building site, this tract has over 400' of road frontage along Bremer Road. It will include the drive that goes back to and crosses the ditch to get to Tracts 3 and 4. If Tracts 3 and 4 are purchased separately from Tract 1, then the Buyer(s) of Tracts 3 and 4 shall have the right to use the drive until September 31, 2025. The soils are mostly Hoytville silty clay. The back property line shall go to the center of the ditch.

TRACT 2: 8± ACRES, This tract also has over 400' of road frontage along Bremer Road. It is level and the soils are also mostly Hoytville. This would be a great potential building site. The back property line shall go to the center of the ditch.

TRACT 3: 22± ACRES, This tract will have over 400' of road frontage along Slusher Road. The entire length of frontage is a large open drain. The buyer of Tract 3 will need to install a bridge to access this tract. The buyer of Tract 3 shall have legal access for ingress / egress over the drive off of Bremer for one year after closing. The southern portion of this tract is made up of mostly Nappanee silty clay and northern portion is mostly Hoytville silty clay. The southern property line shall go to the center of the ditch.

TRACT 4: 20± ACRES, This tract will have a minimum of 150' of road frontage along Slusher Road. The entire length of the frontage is a large open drain. The buyer of Tract 4 will need to install a bridge to access this tract. The buyer of Tract 4 shall have legal access for ingress / egress over the drive off of Bremer for one year after closing. The southern portion of this tract is mostly Nappanee silty clay and northern portion is mostly Hoytville silty clay with a patch of Nappanee in the center.

**INSPECTION DATE:
TUESDAY, JULY 16TH
6-8PM**



SCHRADER
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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.

SELLER: NED S. BYER REAL ESTATE LLC
AUCTION MANAGER: JERRY EHLE, 260-410-1996