

TERMS AND CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 4 individual tracts, any combination of tracts, and/or as a total unit. There will be open bidding on individual tracts, combination of tracts, and the entire unit 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, with the balance in cash at closing. The down payment may be made in the form of a 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 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 through Metropolitan Title Company.

DEED: Seller shall provide a Warranty Deed.

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 and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

POSSESSION: Possession of tract will be the day of closing, immediately following the closing. The possession of tracts 2-4 is subject to the tenant farmer's rights to the 2024 crop harvest. The seller shall retain the 2024 crop income.

REAL ESTATE TAXES: The 2023 taxes payable in 2024 have been paid. The 2024 payable in 2025 taxes shall be prorated to the day of closing. Buyer is responsible for all taxes thereafter.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been

estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey has been completed by Sauer Land Surveying. Seller shall pay half and successful bidders shall each pay an even portion of the remaining half of the cost. If the property sells in a manner that creates new legal descriptions, and further survey work is required, the seller shall pay half and successful bidders shall each pay their respective portion of the remaining half of the cost. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

AGENCY: Schrader Real Estate & Auction Company of Fort Wayne, Inc. 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, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits, and location of utilities. 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
800-451-2709

AUCTION MANAGER:
JARED SIPE
260-750-1553

AC63001504, AU10700099

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Real Estate
AUCTION

48[±]
Acres

offered in 4 tracts and combinations

ALLEN COUNTY, IN



OCTOBER 2024						
SUN	MON	TUE	WED	THU	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		

Real Estate
AUCTION

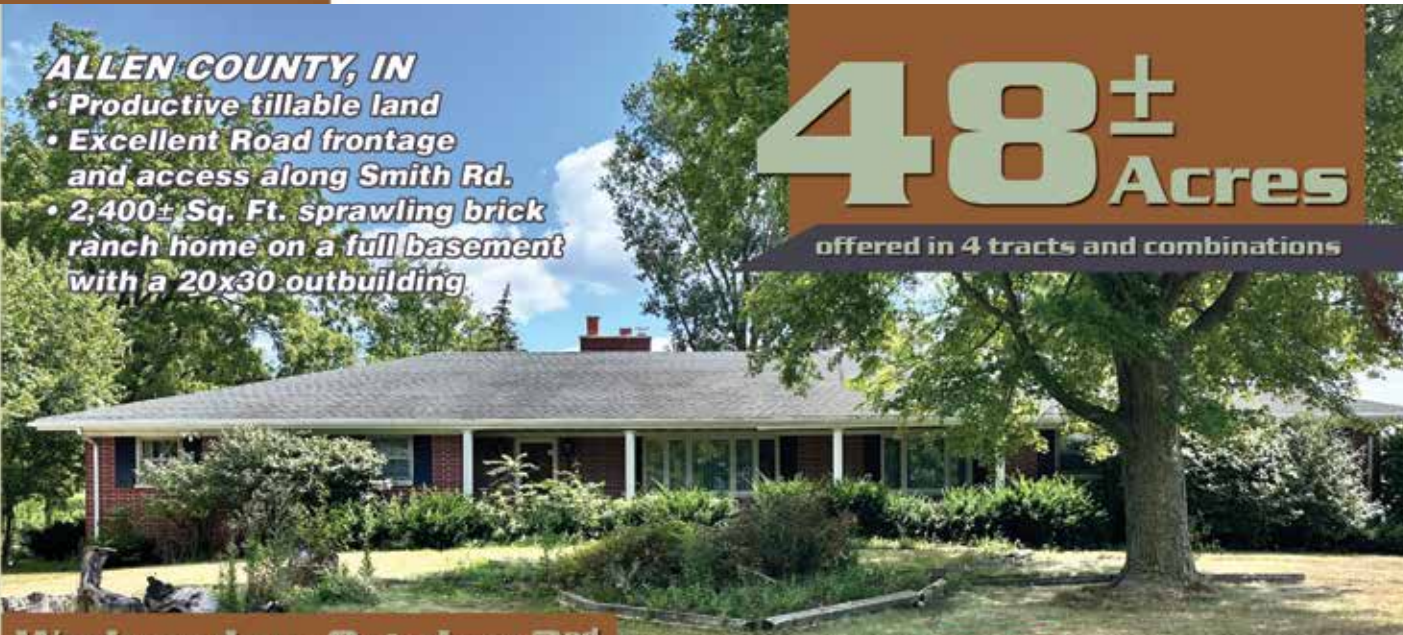
- ALLEN COUNTY, IN**
- Productive tillable land
 - Excellent Road frontage and access along Smith Rd.
 - 2,400[±] Sq. Ft. sprawling brick ranch home on a full basement with a 20x30 outbuilding.

48[±]
Acres

offered in 4 tracts and combinations

Wednesday, October 2nd
at 6pm

866-340-0445
SchraderFortWayne.com



ALLEN COUNTY, IN

48± Acres

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Wednesday, October 2nd at 6pm

Real Estate AUCTION

PROPERTY LOCATION: 14631 Smith Rd., Yoder, IN 46798. Take Hamilton Rd. approximately 2 miles West of SR 1 to Smith Rd. and turn North to Auction Site (Property is located Smith Rd. where it dead ends into I469).

AUCTION LOCATION: Lighted Gardens Reception Hall 10794 N. State Road 1, Ossian, IN 46777.

- Productive tillable land
- Excellent Road frontage and access along Smith Rd.
- 2,400+ Sq. Ft. sprawling brick ranch home on a full basement with a 20x30 outbuilding

REAL ESTATE DESCRIPTION:

Tract 1: Sprawling brick ranch home on 2.5± acres. The home boast over 2,400 Sq. Ft. of living space on the main floor and features a full basement with over 2,400 Sq. Ft. totaling over 4,800 Sq. Ft. The home features 3 bedrooms and 2.5 bathrooms, formal dining room, large eat-in kitchen, large living room, and a large family room with a brick fireplace and built-in bookcase. Room sizes: kitchen 15x15, formal dining room 11x11, living room 15x26, family room 16x19, bedroom 1 12x16, bedroom 2 12x20, bedroom 3 15x16. The home has a heat pump, electric ceiling cable, and central air. The property has a private well and septic system. The home features some beautiful hardwood floors and quality wood paneling. There is a full basement with a brick fireplace. The basement allows for endless opportunities for additional finished square footage. Located in the basement is the 200 electrical breaker box, water softener, 2015 water heater, sump pump, and air handler for the central air unit. There is an oversized 25x38 2 car attached garage with plenty of extra room for storage, or a workshop area, and an asphalt circle drive and concrete driveway in front of the garage. There is a 20x30 outbuilding with concrete floor and electrical. Very well built, solid brick home.

INSPECTION DATES:

- Monday, September 9th 5pm-7pm
- Monday, September 16th 5pm-7pm



- Tract 2:** 17.5± acres of mostly tillable land. This tract has level topography and features mostly Blount silt loam, ground moraine soils. There is road frontage along Smith Rd.
- Tract 3:** 7± acres of mostly tillable land. This tract has level topography and features mostly Blount silt loam, ground moraine soils. With road frontage along Smith Rd.
- Tract 4:** 21± acres of mostly tillable land. This tract has level topography and features mostly Blount silt loam, ground moraine and Pewamo silty clay loam soils. There is road frontage along Smith Rd.



Owner: Ruby Johnson, Brant Johnson
Auction Manager: Jared Sipe 260-750-1553

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 Schradet Auction Co. 800-451-2709.

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