7009 N. River Road, Fort Wayne, IN 46815

CORPORATE HEADQUARTERS: 950 N. Liberty Dr., Columbia City, IN 46725 800-451-2709

AUCTION MANAGER: JERRY EHLE 260-410-1996



DECEMBER 2024

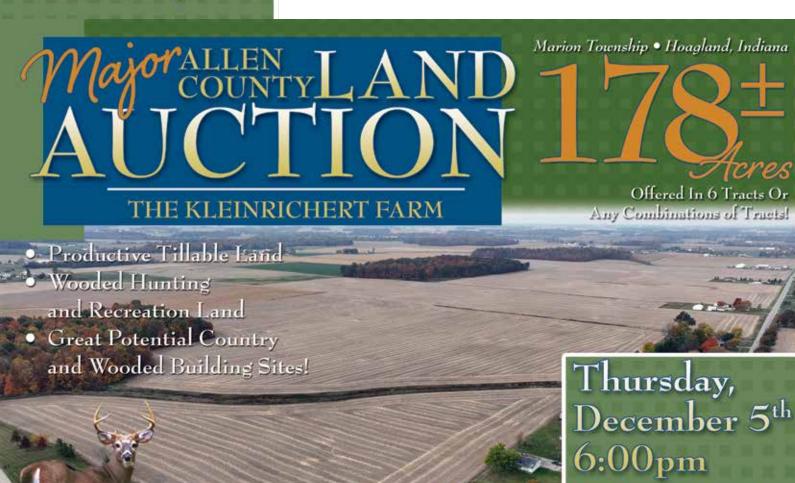
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Offered In 6 Tracts Or THE KLEINRICHERT FARM Any Combinations of Tracts!

Allen County • Hoagland, Indiana

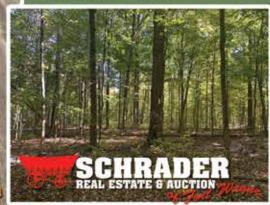




- Productive Tillable Land
- Wooded Hunting and Recreation Land
- Great Potential Country and Wooded Building Sites!

250-749-0445 - 355-340-0445 - SebradarrortVayna.

14013 Emanuel Road Hoagland, IN 46745.



Marion Township • Hoagland, Indiana COUNTYLANI IJCTION

Offered In 6 Tracts Or

THE KLEINRICHERT FARM

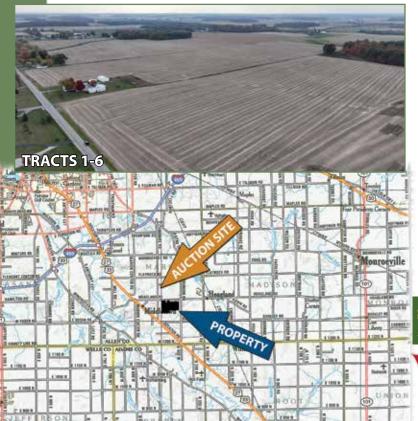
Any Combinations of Tracts! Thursday, December 5th • 6:00pm

AUCTION HELD AT "The Eden" Reception Hall, 14013 Emanuel Road, Hoagland, IN 46745. PROPERTY LOCATION: 8100 BLOCK OF HOAGLAND ROAD, HOAGLAND, IN 46745.

TRACT DESCRIPTIONS:

TRACT 1: 34.5± ACRES, This tract has considerable road frontage along Hoagland Road. It runs south to the woods in the back. The soils are combination of Pewamo silty clay and Glynwood silt loam towards the front then becomes mostly Blount silt loam towards the back. Add the Tract 2 woods tract for a combination of 52 acres.

TRACT 2: 18+ ACRES. This tract is an exceptional hunting and recreational tract with a 40 foot owned access off of Hoagland Road. There are several maturing hardwoods of oak with a mix of hickory throughout the woods. There is a small water hole towards the back for wildlife. There is a clearing with new growth in the front which offers a potential private building site. The soils are mostly Pewamo silty clay with some Blount silt loam mixed





TRACT 3: 46+ ACRES. This tract is all tillable with several hundred feet of road frontage along Hoagland Road. It is level and has mostly Blount silt loam soils with a few strips of Pewamo silty clay. This tract runs over 2500 feet in depth. Combine with Tract 1 for nearly 80 acres of level productive

TRACT 4: 50± ACRES, This tract will have a 50 foot owned access off of Hoagland Road and over to the field. There is a slight elevation change from tracts 1-3 as it lowers a few feet. The soils are mostly Pewamo silty clay with a combination of Blount silt loam. The east property line goes to the center of the county drain. There is a perfect possible building site set within the Tract 6. Combine Tract 6 with this tract, offering a hunting and recreation element to your purchase.

TRACT 5: 14.5± ACRES, This Tract has a 50 foot owned access off of Hoagland Road. This tract has mostly St. Clair silty loam soils. It is a triangular shape parcel with the diagonal property line being the county drain. Combine this Tract with Tract 6 for a beautiful potential building site with the backdrop of the woods.

TRACT 6: 15± ACRES, "SWING TRACT", This tract is a Swing Tract, meaning it can only be bid on separately by an adjacent land owner or in combination with a tract that has road access. This tract has a beautiful stand of mature trees throughout. It has the county drain flowing across the front. Wildlife also travel through this woods for a great backyard hunting refuge! Combine this tract to either Tract 4 or 5 for a wonderful private hunting and recreation area!!

SELLER: The Luella M. Kleinrichert Estate AUCTION MANAGER: JERRY EHLE, 260-410-1996



TRACT 2

AUCTION MANAGER'S NOTE: This is a rare opportunity to bid on a generational farm that has been in the Kleinrichert family for decades, admired by many over the years. The farm is now available at public auction, offering diverse possibilities across its various tracts. The expansive, highly productive tillable soils make this an ideal property for farming. Tracts 2, 4, and 6 are available as non-reviewed agricultural and recreational parcels, while Tract 5, with its recorded 50-foot owned access, presents potential as a future building site. Buyers interested in building will need to work with Allen County Planning to apply for in easement to satisfy frontage requirement. Make plans now to attend and bid in the way that best suits your goals!



PAYMENT TERMS: 10% Cash down payment at close of auction diately negotiable is satisfactory for the down payment. 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 PRICES: Seller reserves the right to reject

any and all bids. **DEED:** Seller shall provide a Personal Representative's deed(s

POSSESSION: Possession is at closing. REAL ESTATE TAXES: The 2024 taxes due in 2025 will be pro-rat-

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments

ORAL STATEMENTS MADE. STOCK PHOTOGRAPHY: Animal Photos are for illustrative pur poses only and are not of the auction property.

