



7009 N. River Road,
Fort Wayne, IN 46815

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AUCTION MANAGER:
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Major ALLEN COUNTY LAND AUCTION 178± Acres

THE KLEINRICHERT FARM

Allen County • Hoagland, Indiana

Offered In 6 Tracts Or
Any Combinations of Tracts!

DECEMBER 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				

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Marion Township • Hoagland, Indiana

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Thursday, December 5th • 6:00pm

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

Marion Township • Hoagland, Indiana

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- Productive Tillable Land
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AUCTION HELD AT
"The Eden" Reception Hall,
14013 Emanuel Road,
Hoagland, IN 46745.

Thursday, December 5th 6:00pm



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TRACT 2

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.



TRACTS 4-6

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 land.

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



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PREVIEW DATES:
TUESDAY, NOVEMBER 12 • 4-6PM
MONDAY, NOVEMBER 25 • 4-6PM
Meet a Schrader Representative along Tract 1



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 an easement to satisfy frontage requirement. Make plans now to attend and bid in the way that best suits your goals!



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.

TERMS AND CONDITIONS:
PROCEDURE: The property will be offered in 6 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts, subject to Swing Tract rules. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.
PURCHASE DOCUMENTS: Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.
PAYMENT TERMS: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately 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) and Owner's Title Insurance Policy.
EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.
CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 45 days after the closing. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.
REAL ESTATE TAXES: The 2024 taxes due in 2025 will be pro-rated to the date of closing.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
ACREAGE: All acreage is approximate and has 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

TRACT MAPS/ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Health Department.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

STOCK PHOTOGRAPHY: Animal Photos are for illustrative purposes only and are not of the auction property.



TRACTS 1-6

