

East Allen County • Harlan, Indiana

19128 State Road 37



2 Major AUCTIONS

Real Estate
**Monday,
June 17
6:00pm**

Personal Property
**Saturday,
June 22
9:00am**

Original Thimlar Farm Homestead

- Custom Built Ranch Home on Full Finished Basement
- 3 Bedroom, 3 1/2 Baths
- Pond, Immaculate Out Buildings & 20 acres!
- 5 or 10 acre Building Site!

**Truck • Tractor
Hay Wagons • Trailers
Mowers • Lawn & Garden
Shop & Power Tools
Fine Furniture & Glassware
Many Antiques & Collectibles**



ONLINE BIDDING AVAILABLE

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REAL ESTATE & AUCTION
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Real Estate & Personal Property

East Allen County • Harlan, Indiana

7009 N. River Road, Fort Wayne, IN 46815

SALE MANAGER: Jerry Ehle
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CORPORATE HEADQUARTERS:
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Map showing the location of the auction site in Harlan, Indiana, near the intersection of State Road 37 and US Highway 421.

2 Major AUCTIONS

East Allen County
Harlan, Indiana

Real Estate
Monday,
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TRACT 1: HOME, POND, BUILDINGS ON 10± ACRES

A Spectacular Bob Berning Custom Built Ranch home with 2583 square feet of living space on main level & a full finished basement with 1879 square feet of finished living area! The main level features a split level design with master suite & laundry room on one end & two bedrooms & full bath on the other.

Kitchen & Hearth Room: This very warm & spacious kitchen features ceramic back splash, Corian counter tops, laminate floor & Dutch made Cabinets with Dark Cherry finish. Most of the cabinets have pull out drawers & a pantry cabinet with pull out drawers. Complete with Refrigerator, Built in Microwave, Gas Stove 4 burner plus center grill & a convectional/conventional bake oven, Dishwasher, Disposal. There is In-lay ceiling plus can lights & ceiling fan, high-lighted by crown molding throughout. There is also a built in bookshelf with cabinet below. There is a 3 sided gas fireplace within the hearth room off of the kitchen with dining area, crown molding, chair Rail, ceramic Floor & wall of windows for a spectacular view out the back.

4 Season Room: Step from the kitchen into the heated sunroom with carpeted flooring, windows all around, baseboard heat, ceiling fan, can lights, center beam & exterior door with storm door.

Great Room: The Great Room is opposite the three sided fireplace & boasts high trey ceiling, plush carpet, crown molding, tall windows, ceiling fan, can lighting & a beautiful, extra wide open stairway to the lower level.

Foyer: Enter the home through the elaborate foyer with ceramic floor, front door with side lights & top ½ moon top glass! There is a double door closet & lighted plant shelf above.

Dining Room: Enter through the glass French Doors from the Great Room. The formal dining room features a large window with circle head top, & crown molding & carpet. This could be transformed into a very warm office room. There is a large solid Pocket Door between the Great Room & 2 Bedrooms & Full Bath.

2 Bedrooms: Both bedrooms have large double door closets, ceiling fans & carpeted. There is a Full Bath with Tub/Shower unit, Single Bowl vanity & carpet.

Master Suite Master Bedroom: A very spacious carpeted bedroom with crown molding, Trey ceiling, Ceiling Fan & window with a view overlooking the pond & back yard. A solid pocket door separates the bedroom & the bath

Master Bath: This huge area with cathedral ceiling features a large Garden Tub, double bowl vanity, walk in closet & shower. There is a plant shelf with light above the shower, closet & vanity & huge window over the tub. There is ceramic top tile on the tub. There is a built in medicine cabinet. There are 2 Closets in the back hallway.

Utility Room: Plenty of room in this area for large washer & dryer! There is a built in ironing board, built-in upper cabinets with a clothes rod, plus ½ bath & sink with laminate flooring.

Finished Basement

Family Room: This massive family room would welcome the largest of parties! With a complete full kitchen & huge custom built bar, it would be the go to for family events! Very open with daylight windows & a ledge all along the bottom of the windows. The full kitchen has gas range, & plenty of cabinets. The custom made bar comes complete with sink & refrigerator. The 2 tier counter back bar has glass door cabinets, rope lighting above the cabinets, can lights & plenty of storage. There is additional storage room under the stairway from garage. *There is an exterior door entrance into the garage with a 25' ramp from the garage to the basement.*

Full Bath: Shower, single bowl sink & pocket door

Office: Currently used as office, this room has a large closet, ceiling fan, can lights & carpet

Extra Storage Room: There is a wall of cabinets, wall of shelves & carpeted.

2 Car Attached Garage: Completely finished with Wainscoting with chair rail & has ceiling fan. There is a 10' Caribe gas thermo heating system & a hanging portable electric heater. There are 2 floor drains, hot & cold Water Faucet.

See Website for More Photos!!

Covered Front Porch: A Grand Entrance into a Grand Home with carpet & overhead lighting!

5 Street Lights: There are 5 antique metal street lights staged along the drive & much extensive landscaping in front & back of home & barns! Landscaping is all trimmed with river rock & irrigated at front of house.

Other Home Features: Home Security System • Whole Home Generator • Pella Slim Shade windows throughout • Surround Sound throughout • Central Vac System throughout • Solid wood with Cherry finish on Crown molding & trim. 2 Sump Pumps • Water Softener • Gas Hot Water Heater • 400 Amp Service in House

Barns: All of the Barns have metal siding & metal roofing!

Heated Pole Barn with Heated Workshop:

A 54 x 81 Morton building! All cement flooring with ceiling radiant heat & partially finished with particle board. There are air hose runs, & mercury lighting. The 2 overhead doors w/ GDO both are 12' x 12'. There is an electric room with a well tank, 200 amp service & plumbed for hot water heater & softener & has baseboard heat. There is a walk up stairway to the loft area. Security Light on the outside & a large concrete approach.

Workshop in barn: A totally finished room! There is a 1/2 bath & 2 electric baseboard heaters. The walls are 6" & are insulated as well as the ceiling. Electric water heater, ceiling fan & gas heater with LED lights. There is entrance via a 6 foot double door. There is a hook up for Generator. There is an exterior door out to the covered back porch area. The wood floored back porch overlooks the pond & back yards & fields! It has 5 can lights & 2 ceiling fans. The back wall is old barn siding & the porch runs the length of the back of the barn. This would be a great meeting place after work any day!!!

4 Car Detached Garage: This 26' x 42' garage has concrete floor, 2 overhead garage doors with GDO & both are 16' x 7' with concrete apron. This building was built with native lumber years ago & stands strong & straight today!

REAL ESTATE PREVIEW DATES:

Sun., May 19 • 2-4pm

Mon., May 20 • 5-7pm

Sat., June 1 • 10am-1pm

Large Bank Barn: Built in the early 1900s, this hip roof Sears barn has part concrete & part dirt floor. There is one original hay loft & one rebuilt loft. There is one overhead door, 13' x 12' with garage door opener. There is a service door out the back.

Summer Kitchen: Behind the barn is the original summer kitchen. It once had the wood stove & was used for many purposes on the farm. It has concrete floor & an overhead door, 8' x 8' with GDO.

Orchard Area: The large orchard area has a variety of trees & fruits. There are 4 Apples trees, 2 Plum trees, 2 Pear trees, 2 Black Cherry trees, 3 Peach trees & assorted Raspberry bushes & Grape vines. The sandy soils provides for various large garden areas!

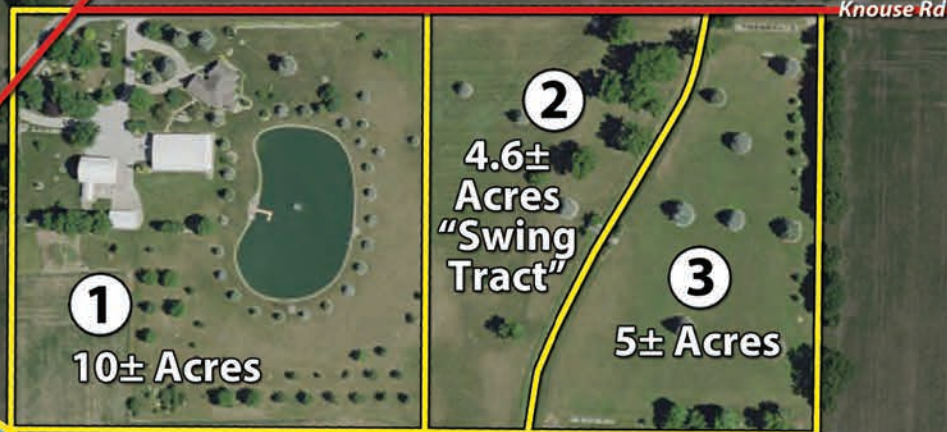
Pond: This gorgeous 1 acre pond has as its deepest to be 19' deep. It is kidney shaped & has a pier & beach area. There is Windmill aerator system with an additional 220 amp air pump. The pond is surrounded by beautiful Blue Spruce pines on the hills.

There are two wells that service the farm. A Newer 4" well for the outside watering & supplies all the barns & a well that services the home.

ONLINE BIDDING AVAILABLE
Call Schrader Auction Co. - 800-451-2709 to bid online during auction.

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19128 STATE ROAD 37, HARLAN, INDIANA
(Located 1 ½ miles northeast of Harlan)

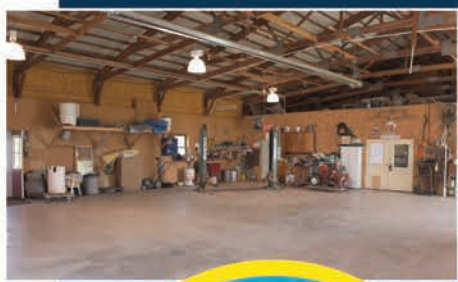
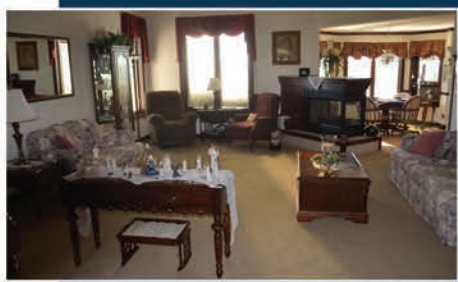


TRACT 2: 4.6± ACRES "SWING TRACT"

This tract lies east of the pond on Tract 1 & is bordered to the east by the open ditch. It has over 400 feet of road frontage on Knouse Road. Given that this tract has a low elevation & is not conducive to a building site, it is being offered as a Swing Tract. This means it can only be bid on in combination with either Tract 1 or Tract 3, or by the adjacent land owner. It cannot be bid on separately. It does add additional acreage for possible pasture or other uses for either tract. If Tract 2 is purchased in combination with Tract 1, then the ownership of the walking bridge will go to that buyer.

TRACT 3: 5± ACRES, POTENTIAL BUILDING SITE

This tract lends itself to a magnificent elevated building site! There is approximately 180 feet of road frontage along Knouse Road. There are beautiful mature Blue Spruce trees throughout this tract along with other decorative tree plantings! **Combine Tracts 2 & 3 for a near 10± acre mini farm or estate site!!!**



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SELLERS:
David and Jeanne Hertig
AUCTION MANAGER:
Jerry Ehle

REAL ESTATE TERMS AND CONDITIONS:

PROCEDURE: Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, subject to swing tract rules, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price. **DOWN PAYMENT:** 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:** At the close of the auction, Buyer(s) will be required to execute an Agreement to

Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to 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: A new perimeter will be prepared. 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. The cost of any survey work will be split 50/50 between Buyer and Seller.

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

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. 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.