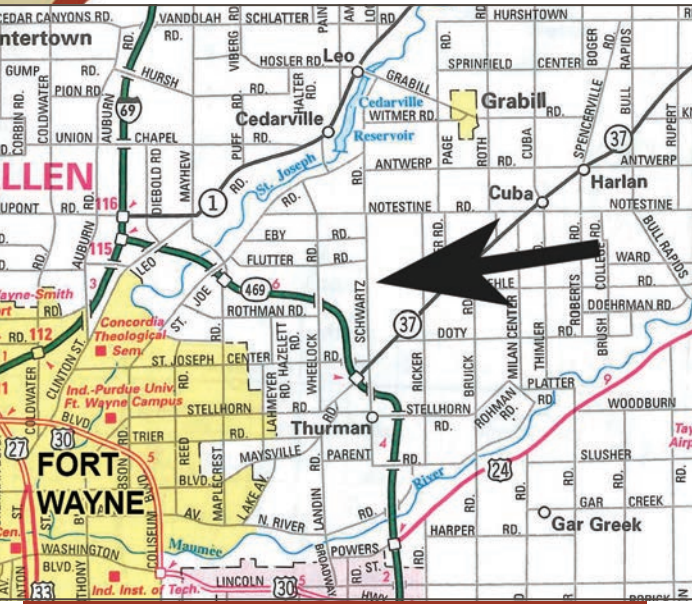


# Special Land AUCTION

ALLEN COUNTY, IN • 8306 Schwartz Road  
**Saturday, January 16 • 10:00 AM**



### AUCTION SITE:

Promise Lutheran Church, 7323 Schwartz Road, Fort Wayne, IN. Approximately 1/3 mile south of the property and approximately 1/4 mile north of St. Joe Center Road.

### PROPERTY DIRECTIONS:

From the junction of St. Joseph Center Road & Hwy. #37, jog north on Schwartz Road to the property located at 8306 Schwartz Road on the east side.

**SELLER:** GLORIA (deceased) & DONALD FISHER; Thomas Fisher, Guardian

Auction Manager: Dennis Bennett, AARE, CES, MPPA  
 (260) 433-2159

**SCHRADER** 260-244-7606  
 Real Estate and Auction Company, Inc. 800-451-2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

**ONLINE BIDDING**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company - 800-451-2709.



### PERSONAL PROPERTY ITEMS:

- 2010 Chevrolet 3500 HD pick-up w/ 6.6 liter Duramax diesel engine & Allison transmission, dual wheel style. Only 25,182 mi. - just broke in.
- 2005 Lincoln Town Car, signature series w/ leather, loaded. Only 67,933 mi. \*Please note: lower portion of the plastic front bumper has damage & needs replaced.
- Zero-turn Cub Cadet mower. 22 HP twin V Briggs & Stratton engine, 50" deck, only 366 hrs.
- Craftsman 19.5 HP lawn tractor, newly refurbished deck, 42" cut.
- 2008 Schwinn (by Gung) 150 cc motor bike. Only 1800 mi. Serial # LE8T6KPH881001346.



**124.3+ contiguous acres - a rare opportunity in this location**

ALLEN COUNTY, IN • 8306 Schwartz Road, Fort Wayne



JANUARY 2016						
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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# Special Land AUCTION

ALLEN COUNTY, IN  
 8306 Schwartz Road

# 124.3+ contiguous acres

**OFFERED IN 5 TRACTS**  
 A rare opportunity in this location.

Tract #6 sold separately

Take advantage of this rare opportunity!  
 Design your own purchase - A single tract, any combination of tracts, or the entire property

**ONLINE BIDDING AVAILABLE**

Highly Productive Farm Land • Wooded Land for Hunting & Recreation  
 Building Sites • Custom Built Home w/ 3-Car Garage  
 Horse Barn • Exercise Track • Fort Wayne Investment Property  
 3 Vehicles • 2 Lawn Mowers



**Saturday, January 16 • 10:00 AM**

at Promise Lutheran Church, 7323 Schwartz Rd., Fort Wayne

# Special Land AUCTION

held at Promise Lutheran Church, 7323 Schwartz Road, Fort Wayne

## Saturday, January 16 • 10:00 AM

# 124.3± contiguous acres

### TRACT DESCRIPTIONS:

**TRACT 1: 2.1± acres.** This tract could be a potential building site w/ approx. 218 ft. of frontage on Schwartz Road.

**TRACT 2: 77.6± acres.** This tract includes the horse barn that was built in 1996. It is approx. 3937 sq. ft. w/ 9 stalls and a wash bay. It also includes an exercise track, agricultural land for hay and row crops, as well as approx. 16 acres of woods for hunting and recreational activities. The agricultural land is of highly productive soils from nearly level to 6% slopes. This tract has approx. 361 ft. of frontage on Schwartz Rd. Tract #2 has something for everyone.

**Tract #3: 2.1± acres.** This tract has approx. 352 ft. of frontage on Schwartz Rd. and includes the beautiful 4 bedroom, 3 bath home on partial basement,

w/ attached 3 car garage. This spacious 4719 sq. ft. home, w/ 3333 sq. ft. being above ground was built in 1989. Mr. Fisher built this home for himself and his family and he was a well-respected home builder for many years in the Fort Wayne area.

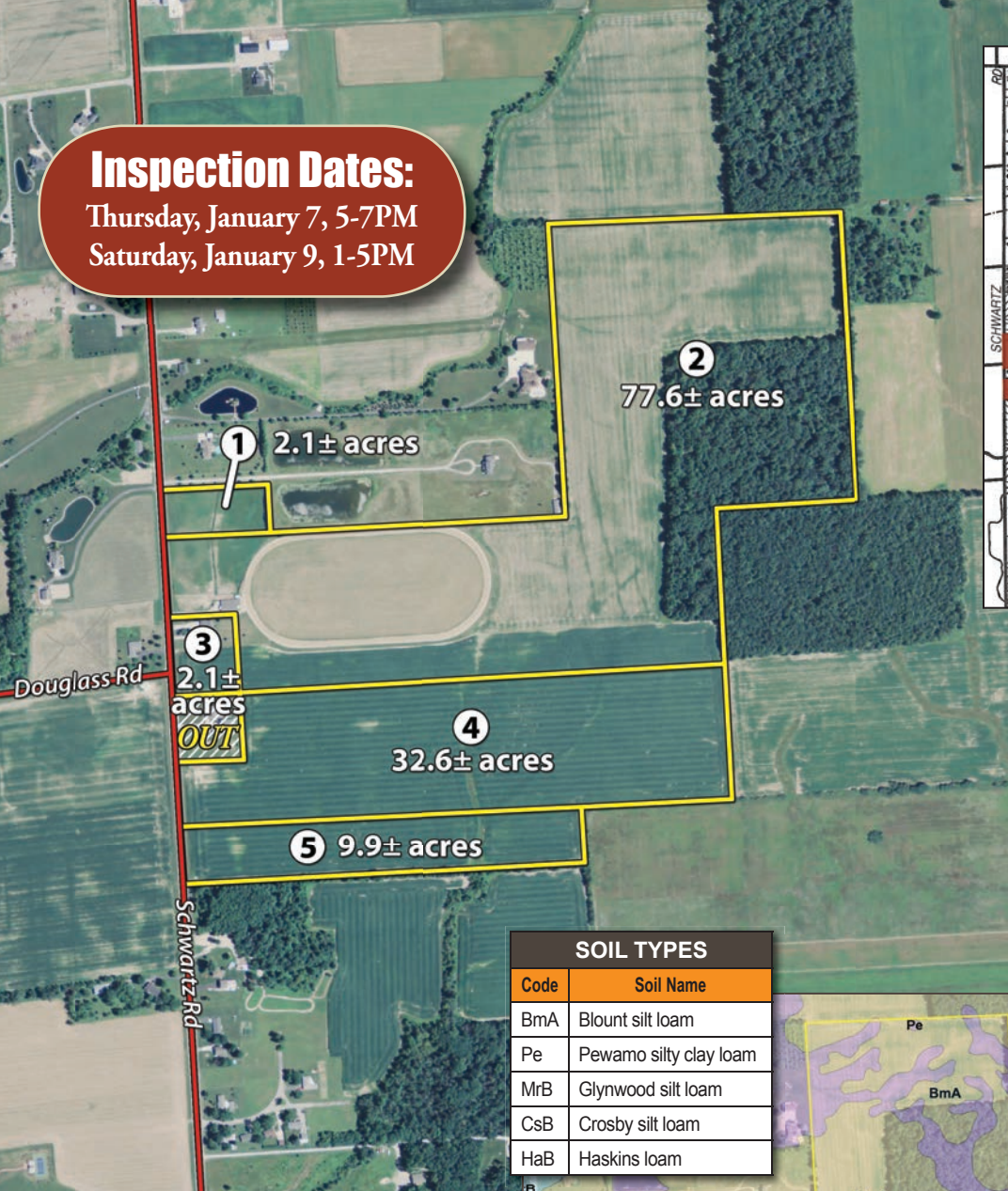
**TRACT #4: 32.6± acres.** This tract is made up of tillable highly productive soil types, Blount silt loam on a 0-2% slope, Pewamo silty clay loam nearly level, Glynwood silt loam on a 2-6% slope, and Haskins loam on a 2-6% slope. This tract has approx. 311 ft. of frontage on Schwartz Rd.

**TRACT #5: 9.9± acres.** This tract is made up of tillable highly productive soils much like those found on Tract #4. Tract #5 has approx. 242 feet of frontage on Schwartz Road.

*\*NOTE: Combine Tracts 4 & 5 for approx. 42.5± acres of nearly level highly productive farm land.*

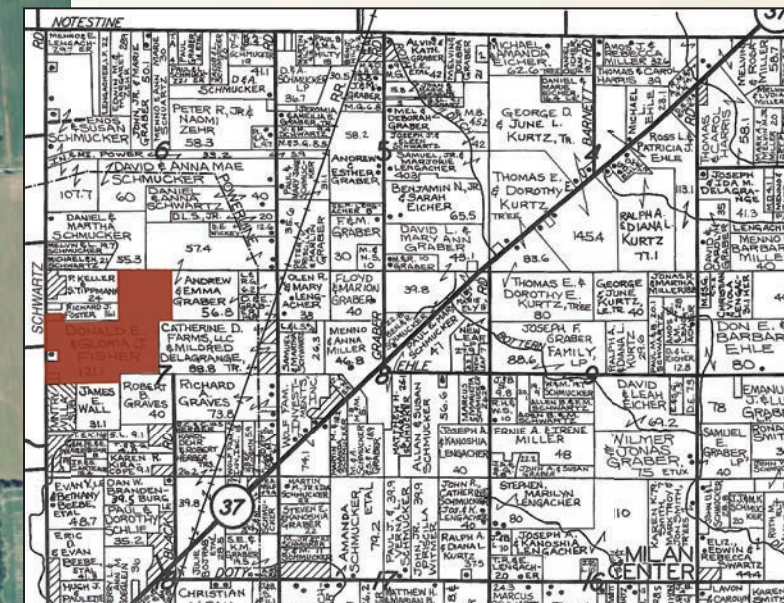
included in the gross living area total. The basement has a bedroom, recreational room & storage/mechanical room. The home has gas forced air heat & central air conditioning, and 200 amp service. The outside of the home has face brick & vinyl siding w/ a pitched shingled roof, a concrete circle drive with an abundance of landscaping.

The house has a large 3 car garage, a 7.5'x27' storage



**Inspection Dates:**  
Thursday, January 7, 5-7PM  
Saturday, January 9, 1-5PM

SOIL TYPES	
Code	Soil Name
BmA	Blount silt loam
Pe	Pewamo silty clay loam
MrB	Glynwood silt loam
CsB	Crosby silt loam
HaB	Haskins loam



### TRACT #6: FORT WAYNE HOME AT 1526 RICHARDSON ST.:



Single family 1 story home with 2 bedrooms, dining room, bath, and kitchen. 5 rooms total 672 sq. ft.

w/ full basement. Home was built in 1925 with 14'x20' detached garage built in 1930. The property has a paved driveway for parking on the west side. This home and property has been used as an income producing rental property for several years, and is being offered at public auction in an "AS IS, WHERE IS" condition. All mechanical components are assumed to be in operable conditions and status standard for all properties of the subject type. Conditions of heating, cooling, ventilating, electrical and plumbing equipment are considered to be commensurate with the conditions of the balance of the improvements unless otherwise stated.

The Seller has no knowledge of the condition of the property since he lives out of state and neither the Seller nor the Auction Company or their representatives make any claims as to the condition of the property. Your bid is to be based solely on your inspection of the property and your due diligence. For the investor this could be a fix & flip or an income producing rental.

Tax & assessment information: Land: \$6,800 + Improvements: \$36,100. Total: \$42,900. Total taxes: \$793.90.

*For more information see tax records information card in your bidder's packet.*

### CUSTOM BUILT HOME on Tract #3

- located at 8306 Schwartz Rd., Fort Wayne, IN 46835: This home has a gross building area of 4719 sq. ft. w/ 3333 sq. ft. above ground & 1386 sq. ft. below grade. The gross living area is a total of 3217 sq. ft. The interior layout on the first floor has a living room, 2 full baths, 3 bedrooms. There is also a sun room accessed through the living room and is



Southwest Corner of Home

Rec room, downstairs

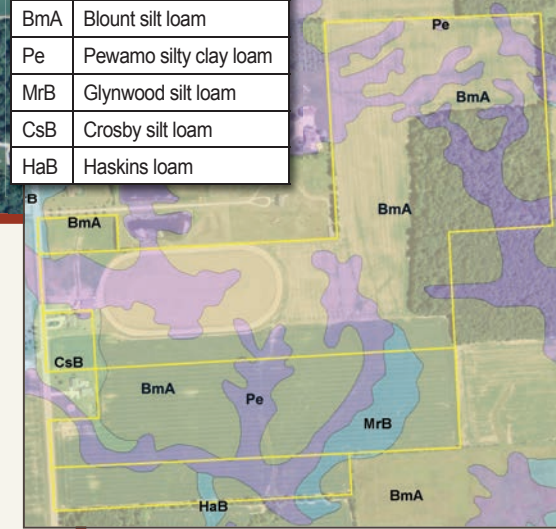


All Appliances Stay

room, & a pull down staircase to attic storage above the garage.

The home was built in 1989 by Mr. Fisher himself for his own family, so everything was of top grade materials and no corners were cut. The design of the home was ahead of its time in 1989 and fits in with today's modern home styles.

**HORSE BARN on Tract #2:** The barn is 36' wide x 70' long with a 14' wide x 40' attached lean-to on the north side for storage. Total area is approximately 3937 sq. ft. and was built in 1996 w/ steel siding and a shingled roof. The stall area has 9 stalls and a wash bay. Just go out the large east door and you're at the nice gravel exercise track.



Horse Barn on Tract #2

**REAL ESTATE AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** Tracts 1 through 5 will be offered individually, in any combination, or in total. Tract 6 cannot be combined with any other tract. There will be open bidding on all tracts and permitted combinations during the auction as determined by the Auctioneer.  
**DOWN PAYMENT:** 5% down payment on the day of 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. Final approval of sale must be given by Allen County Superior Court.

**PRICE ADJUSTMENTS:** Any bare land tract will be adjusted from advertised to surveyed acreage. Any tract or combination of tracts with improvements will not be adjusted.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide appropriate deed(s) from the court-appointed guardian.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Will be given at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with the 2016 taxes due in 2017 and thereafter.

**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.

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

**AGENCY:** Schrader Real Estate & Auction Company, 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. 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.**