



REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 5 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before September 2, 2016. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of non-tillable

portion of Tract 1 on day of closing, immediately following the closing. Possession of all tillable land shall be subject to Tenant Farmer's 2016 crop. Seller to retain the Owner share of the 2016 crops.

REAL ESTATE TAXES: The Seller to pay all of 2016 taxes due in 2017. Buyer to pay all taxes thereafter.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

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 Board of Health.

AGENCY: Schrader Real Estate & Auction Company 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

125[±] acres
 offered in 5 Tracts
EAST ALLEN FARM & LAND AUCTION
Woodburn, IN

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC
 7009 N. River Road
 Fort Wayne, IN 46815

AUCTION MANAGER: Jerry Ehle
 260-749-0445 • 866-340-0445
 #AC63001504 • #AU19300123

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

JULY 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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260-749-0445 • 866-340-0445
www.SchraderFortWayne.com

2 miles north of
Woodburn, IN

125[±] acres
 offered in 5 Tracts

ONLINE BIDDING AVAILABLE

- Farm Buildings
- Tillable Land
- Building Sites

EAST ALLEN FARM & LAND AUCTION

MONDAY, JULY 18 **6:00 pm**

Auction held at Woodburn Community Center

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC



EAST ALLEN FARM & LAND AUCTION

125[±] acres

5 TRACTS

MONDAY, JULY 18 6:00 pm

AUCTION HELD AT WOODBURN COMMUNITY CENTER, 22651 MAIN STREET, WOODBURN — adjacent to the fire station

PROPERTY LOCATION: 23386 KAMMEYER ROAD, WOODBURN, IN
(Located adjacent to and just north of Old U.S. 24, 2 miles north of Woodburn)



SELLER: SUWILLJA, LLC, THE FAMILY OF THE FORMER BILL AND META KAMMEYER



TRACT 1: 20 ACRES OF RIVERBOTTOM PROPERTY. This tract has over 1400' of frontage along Fahlsing Road. There is over 1500' of river frontage along the Maumee River which offers some excellent recreational sites. The soils are Eel Silt Loam.

TRACT 2: 10 ACRES WITH BARN: This tract has approximately 500' of frontage along Kammeyer Road and runs back nearly 1000' deep. This is the perfect new home site to be added to the existing buildings!!

The first barn is a 36' x 60' hip roof barn with a 13'H x 16'W sliders on front and back for drive through. There is a 12' x 18' milk house. There is a full hay mow on one side



on top and a smaller on the other side. There are 4 wooden grain bins overhead with access through the front of roof. There is a full length milking parlor with all concrete on one end of the barn, and the other end is

livestock pens and stalls. There is also an 8'H x 4'W slider access door on each end. The barn is all metal with good metal roof. **This barn is in excellent shape!!**

There is a 60' x 100' concrete feed lot off of the back of this barn that goes out to a concrete and metal stave silo.

The second barn is a 72' x 30' shed with 4 bays. There are 4 doors that are 14'W x 12'H each. The floor is a packed dirt floor. There is a 20' x 30' concrete storage area on the end of this building. There is also a 10' x 10' hog building enclosure attached.



The third barn is a more modern 36' x 56' pole barn. It has (2) 18'W x 12'H sliders in the front. This has gravel floors and has electricity and lights, plus daylight panels on south side. This building is all metal siding and roof.

TRACT 3: 27.5 ACRES OF MOSTLY HOYTVILLE SILTY CLAY. This tract has over 1,000' of road frontage along S.R. 101 and is adjacent to Tract 2 which would make for an excellent 40+ acre farm site.

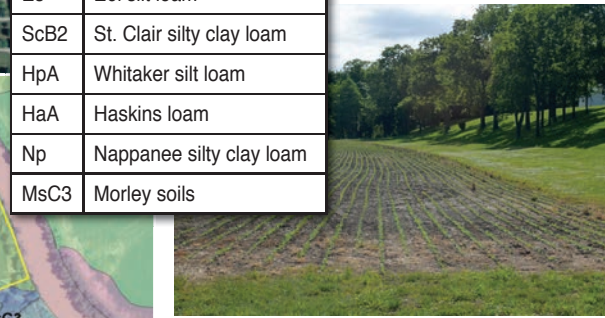
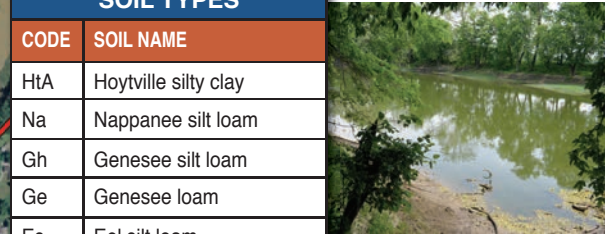
TRACT 4: 49.5 ACRES OF MOSTLY HOYTVILLE SILTY CLAY. This tract is all tillable and has approximately 1,000' of road frontage along S.R. 101

TRACT 5: 17.7 ACRES OF ALL HOYTVILLE SILTY CLAY. This tract is all tillable and has over 750' of road frontage along Old U.S. 24.

Preview: Meet a Schrader Representative on Tract 2 on TUESDAY, JUNE 21 • 5-7PM. If you have questions, call Auction Manager, 260-410-1996.



SOIL TYPES	
CODE	SOIL NAME
HtA	Hoytville silty clay
Na	Nappanee silt loam
Gh	Genesee silt loam
Ge	Genesee loam
Es	Eel silt loam
ScB2	St. Clair silty clay loam
HpA	Whitaker silt loam
HaA	Haskins loam
Np	Nappanee silty clay loam
Msc3	Morley soils



AUCTIONEER: JERRY EHLE

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of Fort Wayne, LLC SchraderFortWayne.com

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 Company - 800-451-2709.