

# MAJOR LAND AUCTION

Whitley & Allen Counties, Indiana

- Productive Tillable Land
- Wooded Land and Pasture
- Great Schools
- 3 Homes
- Great Locations / Potential Development

## 315<sup>+</sup> Acres

16 TRACTS • 6 PROPERTIES



WEDNESDAY, DECEMBER 6 • 6:00 PM  
held at The Home & Family Arts Building at the Allen County Fairgrounds, 2726 Carroll Road, Fort Wayne

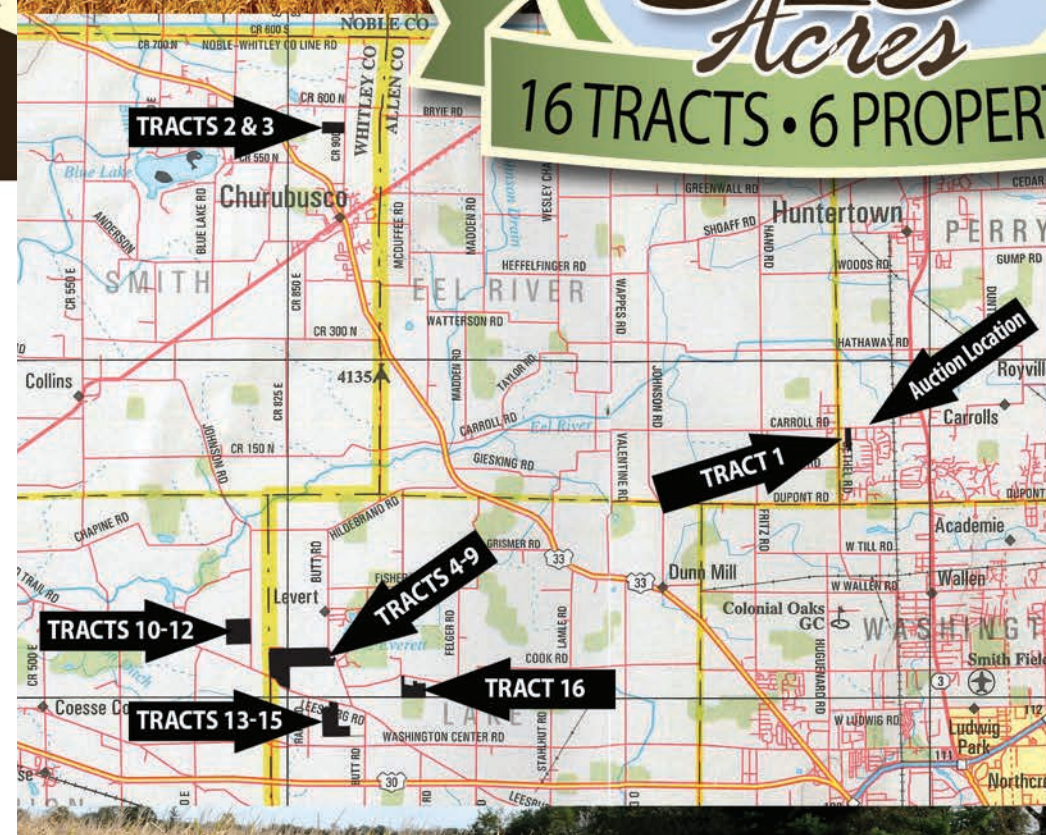


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- Productive Tillable Land • Wooded Land and Pasture
- Great Schools • 3 Homes • Great Locations / Potential Development

Whitley & Allen Counties, Indiana

# MAJOR LAND AUCTION



ONLINE BIDDING AVAILABLE

**SCHRADER** 800.451.2709  
Real Estate and Auction Company, Inc. SchraderAuction.com

# WEDNESDAY, DECEMBER 6 • 6:00 PM

held at The Home & Family Arts Building at the Allen County Fairgrounds, 2726 Carroll Road, Fort Wayne

**AUCTION TERMS & CONDITIONS:**  
 PROCEDURE: The property will be offered in 16 individual tracts, any combination of tracts and as a total 315-acre unit. There will be open bidding on all tracts and combinations during the auction as determined or a total photos.  
 SURVEY: The Seller shall provide a new survey by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.  
 DOWN PAYMENT: 10% down payment on the day new boundaries are created by the tract divisions where there is no existing legal description or when the total property may compete.  
 ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements with Seller immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
 EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Seller shall provide Warranty Deed(s).  
 CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before January 9, 2018.  
 POSSESSION: Possession is at closing on bare land and dimensions in the brochure are approximate. Each Seller or the Auction Company. All sketches and implied, concerning the property is made by the potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property, buildings. Possession is 30 days after closing on homes and tracts, subject to harvest of 2017 growing crops.  
 REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with 2018 taxes due in 2019 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. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the accuracy of the information provided. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the accuracy of the information provided. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the accuracy of the information provided.  
 SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. Auctioneer are final. Auctioneer are final. Auctioneer are final. Auctioneer are final. Auctioneer are final.

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31						
24	25	26	27	28	29	30
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10	11	12	13	14	15	16
3	4	5	6	7	8	9
Sat	Fri	Thu	Wed	Tue	Mon	Sun

DECEMBER 2017

# MAJOR LAND AUCTION

## WEDNESDAY, DECEMBER 6 • 6:00 PM

**AUCTION LOCATION:** The Home & Family Arts Building at the Allen County Fairgrounds, 2726 Carroll Road, Fort Wayne, IN 46818



*The Cliffords have purchased a cattle ranch in Missouri and are headed west. While it is difficult to see the Clifford family leave the community, we sure wish them the best on this exciting opportunity!*



### TRACT 1: 5.4± ACRES IN ALLEN CO.:

**LOCATION:** From the intersection of Lima Rd. (US 3) & Carroll Rd. (just south of Hometown) travel west on Carroll Rd. 1-3/4 miles to the property.

**TRACT 1: 5.4± acres** with approximately 235' of frontage on Carrol Rd. 1 block from Carroll Schools! Nearby water and sewer. Investigate the development potential this location has to offer! Residential zoning (R1).

### TRACTS 2 & 3: 20± ACRES IN WHITLEY CO.:

**LOCATION:** From the 5-points intersection of SR 205 & US 33 in Churubusco, travel north on Line St. (CR 900E) 1 mile to the property.

**TRACT 2: 2± acres** with 2 bed 1 bath country home, full bsmt. & C/A. 30'x40' outbuilding. Great country setting near Churubusco. Address: 5651 N 900 E, Churubusco, IN 46723

**TRACT 3: 18± acres** of newly fenced pasture w/ productive soils. Road frontage on N 900 E. Primarily Glynwood & Blount Loam soils. Combine with Tract 2 to enjoy a nice mini-farm.

**Clifford Equipment Sale**  
**MONDAY, JANUARY 1, 2018**  
 Call Eric Ott at 260-413-0787 for more information.



### TRACTS 10 - 12: 40± ACRES IN WHITLEY CO.:

**LOCATION:** From the intersection at Old Trail Rd. & Johnson Rd., just 1/4 mi. west of the Allen/Whitley line, travel north on Johnson Rd. 1/4 mi. to the property.

**TRACT 10: 7± acres** with a 3 bed 1.5 bath home with (3) large livestock barns, a 30'x70' hoop building, (2) large pole buildings, including a 48'x60' heated shop and 3 grain silos. Address: 712 S. Johnson Road, Columbia City, IN 46725.

**TRACT 11: 8± acres** "swing tract" mainly pasture. Consider combining with Tract 10 to add room for animals at your mini-farm! This "swing" tract must be combined with Tracts 10 and/or 12 in the auction or purchased by an adjoining landowner.

**TRACT 12: 25± acres** pasture and woods with frontage on Johnson Road. Gorgeous setting close to U.S. 30 in Whitley County.

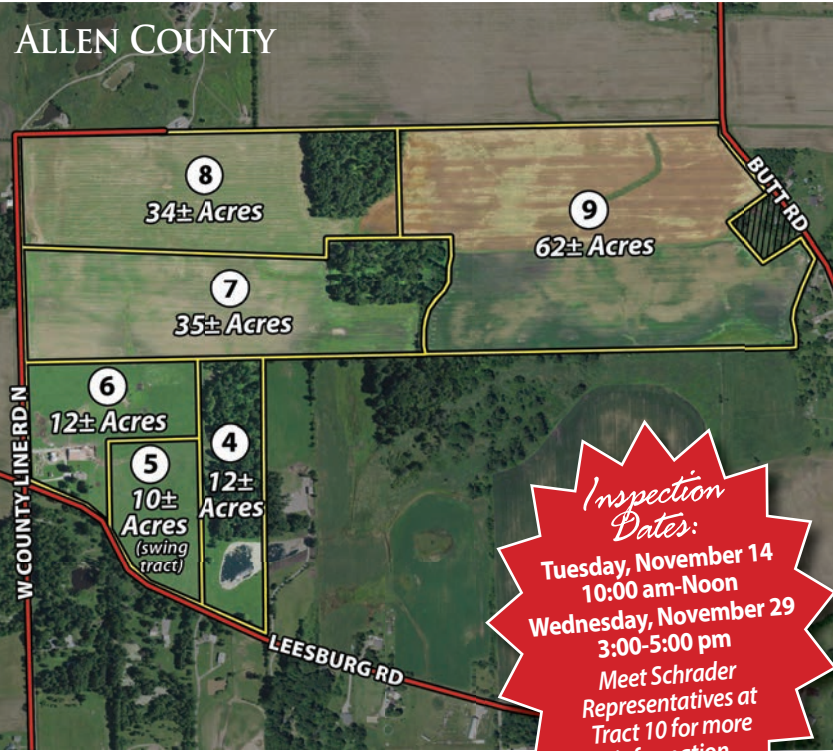
### TRACTS 13 - 15: 60± ACRES IN ALLEN CO.:

**LOCATION:** From the intersection of Butt Rd. & US 30 in Allen County, travel north on Butt Rd. 2/3 mile to the property.

**TRACT 13: 3± acre** country building lot with a great location on Leesburg Rd., only minutes from Fort Wayne.

**TRACT 14: 30± acres** nearly all tillable with road frontage on Leesburg Rd. Productive Rawson, Haskins, and Washtenaw loam soils.

**TRACT 15: 27.8± acres** of nearly all tillable soils with access to Butt Rd. Productive Rawson, Haskins, and Washtenaw loam soils! Combine with Tract 14 for a nearly all tillable 58± acre farm.



### TRACTS 4 - 9: 165± ACRES IN ALLEN CO.:

**LOCATION:** From the intersection of US 30 & the Allen/Whitley County Line Rd., travel north on County Line Rd. 1-1/3 miles to the property.

**TRACT 4: 12± acres** with potential for a wooded country estate overlooking a pond. Great location with frontage on Leesburg Rd.

**TRACT 5: 10± acres** ("swing tract") of open rolling pasture. Consider combining with Tract 4 for a nice potential country building site! This tract must be combined with Tracts 4 and/or 6 in the auction.

**TRACT 6: 12± acre** farmstead with a 3 bed 1.5 bath home, 60'x90' cattle barn and outbuilding, grain bins, and access to fenced pasture. Great set up to continue as a livestock operation! Address: 15020 Leesburg Rd., Fort Wayne, IN 46818.

**TRACT 7: 35± acres** with 30± acres of productive tillable soils and the balance being woods. Primarily Pewamo and Blount loam soils! Road frontage on W County Line Rd.

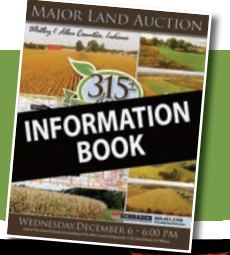
**TRACT 8: 34± acres** with 28± acres of productive tillable soils and the balance being woods. Primarily Pewamo and Blount loam soils! Road frontage on W County Line Rd. The USDA office has approved the clearing of the woods, if desired.

**TRACT 9: 62± acres** mostly all tillable with road frontage on Butt Rd. Productive soils including primarily of Pewamo, Haskins, and Glynwood loam. Explore the potential this tract has to offer.

*Inspection Dates:*  
**Tuesday, November 14**  
 10:00 am-Noon  
**Wednesday, November 29**  
 3:00-5:00 pm  
 Meet Schrader Representatives at Tract 10 for more information.

**ONLINE BIDDING** - You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

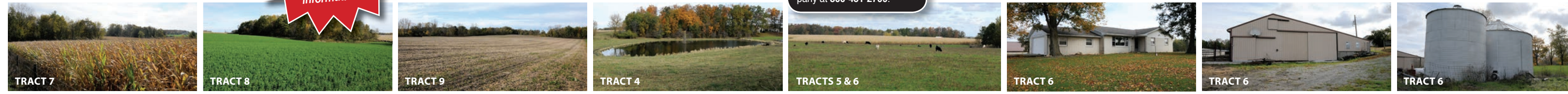
Contact Auction Company for detailed Information Booklet



### TRACT 16 - 24.2± ACRES IN ALLEN CO.:

**LOCATION:** From the intersection of Felger Rd. & US 30, travel north on Felger Rd. 1-1/3 miles to Cook Rd., turn west on Cook Rd. and travel 1 mile to the property.

**TRACT 16: 24.2± acres** of nearly all productive tillable land with frontage on Cook Rd. Productive Whitaker and Rensselaer loam soils.



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