

Minick Farm Auction

Wednesday, January 23 • 6pm / Allen County, Indiana



JANUARY	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		

Auction Manager: Jerry Ehle
AC63001504, AU19300123

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Corporate Headquarters:
905 Liberty Drive, Columbia City, IN 46725

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

Minick Farm Auction

Wednesday, January 23 • 6pm / Allen County, Indiana

60.5[±] acres
IN 5 TRACTS

Tracts ranging
from 3[±] acres
to 21[±] acres!



ONLINE BIDDING AVAILABLE

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Wednesday, January 23 • 6pm / Allen County, Indiana

Preview Dates • Meet a Schrader Representative at the home on the following dates & times: Saturday, December 22 • 11AM-1PM | Monday, January 7 • 4PM-6PM | Saturday, January 12 • 11AM-1PM or call our office to set up a private showing.

TRACT 1: 21± ACRES, All tillable w/ approximately 600 feet of road frontage. The property runs back over 1400 feet in depth. The soils are mostly Blount Silt loam. The elevation slopes up toward the middle of the tract for a vantage point for possible elevated building site. The woods to the back make a perfect back drop. Add Tract 5 for a complete 30± acre executive Home Site, or mini farm site w/ hunting & recreation.

TRACT 2: HOME, BUILDINGS, & 17± ACRES, This tract offers the highest elevation of the entire farm. The vantage point where the home sits boasts a spectacular view of the land in front, back, & side to side! There is approximately 600 feet of road frontage along this tract. The soils are mostly Blount Silt loam w/ some Pewamo silty clay pockets & some Morley silt loam to the north. The home is a 960 square foot main level w/ a dormer above. There is a kitchen w/ eat-in area & a small living room. There is one bedroom on main level & one bath. There is a full basement w/ water heater, water softener, & oil furnace plus a woodburning furnace. The buildings include a 42 x 47 timber barn & a 20 x 30 detached garage. The lane to the buildings is approximately 800 feet.

TRACT 3: 3± ACRE potential building site! This tract has approximately 400 feet of road frontage & goes back nearly 600 feet. There is also approximately 50 feet of access to tract #4 for an additional 10.5 acres ± for pasture or recreation. There is a higher elevation in the center for a possible walk-out building site. The soils on this tract are mostly Morley silt loam.

TRACT 4 (SWING TRACT): 10.5± ACRES, This Tract can be purchased only in combination w/ a tract w/ road frontage or by an adjacent land owner. It is a lower elevation from the rest of the farm & would serve well for pasture or hay field or plant trees for additional recreation. The soils on this tract are Glynwood clay loam & some Blount silt loam & Morley silt loam.

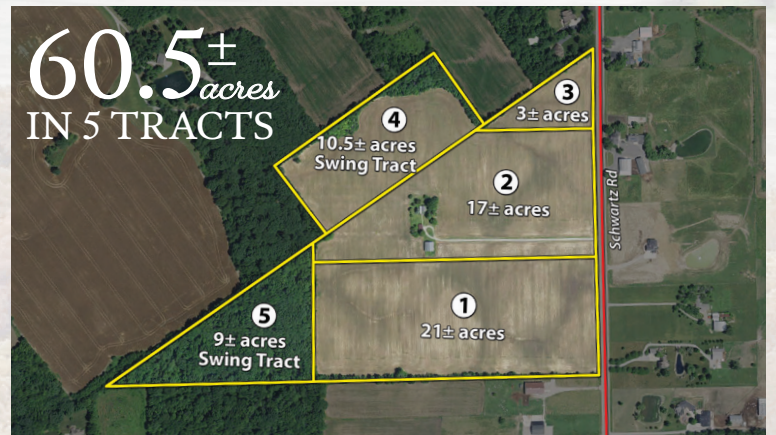
TRACT 5: 9± ACRES, This tract is all wooded & is also a Swing Tract. There are some mature hardwoods on this tract & offers an excellent hunting & recreation tract. This tract can be combined w/ either Tracts 1 or 2 or, purchased by an adjoining land owner. Plenty of wildlife on this tract!



Tracts ranging from 3± acres to 21± acres!

Property Location: 11403 Schwartz Road • Located 4 miles south of Grabill Road & 3 miles north of SR 37

Auction Location: Promise Ministries • 7323 Schwartz Road • Located just 2 miles south of Auction Property



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.

Seller: Marcella T. Minick Marital Trust, Donna J. Rondot & Dianne J. Meadows Co-Trustees | *Auction Manager:* Jerry Ehle

TERMS & CONDITIONS:

PROCEDURE: Tracts 1- 5 will be offered in individual tracts, & in any combination of these tracts, or as a total unit. There will be open bidding on all tracts & combinations subject to Swing Tract rules 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, & 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 & Addendum. The terms of this agreement & addendum are non-negotiable. **DEED:** Seller shall provide a Trustee's Deed & 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 February 28, 2019. The cost for an insured closing will be shared 50/50 between Buyer & 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 & 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 & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. In the event that the entire property sells to one buyer there shall be no survey. **EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer. **DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & 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 & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation,

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