

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts or as a total unit. There will be open bidding on each tract and the combination during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.
DOWNPAYMENT: 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 March 29, 2019. 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: The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller respectively. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and 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 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. Tract acreage has been estimated based on aerial photographs. 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, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

SCHRADER
 REAL ESTATE AND AUCTION
of Fort Wayne
 7009 N. River Rd., | AUCTION MANAGER:
 Ft. Wayne, IN 46815 | Jerry Ehle
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77±
ACRES

LAND AUCTION
 WOODBURN IN • MAUMEE TOWNSHIP • EAST ALLEN COUNTY
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FEBRUARY 2019

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		



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ACRES
 2 TRACTS

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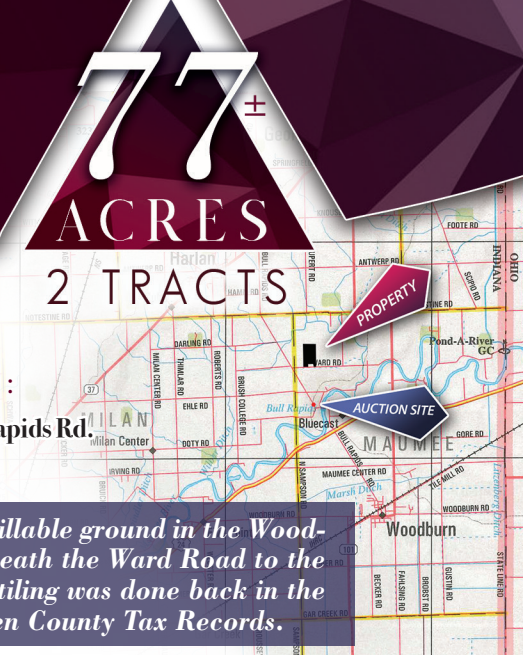
PROPERTY LOCATION: 20000 BLOCK OF WARD ROAD
 LOCATED 1/4 MILE EAST OF BULL RAPIDS ROAD, WOODBURN, IN

ZION LUTHERAN CHURCH, 7616 BULL RAPIDS ROAD | **MONDAY FEBRUARY 25TH @ 6PM**

LAND AUCTION

WOODBURN, IN • MAUMEE TOWNSHIP • EAST ALLEN COUNTY
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MONDAY FEBRUARY 25TH @ 6PM



PROPERTY LOCATION:

- **20,000 Block of Ward Rd. Woodburn, IN**
- Located 1/4 mile East of Bull Rapids Road in Woodburn, IN.

AUCTION LOCATION:

- **Zion Lutheran Church, 7616 Bull Rapids Rd. Woodburn, IN**

AUCTIONEER'S NOTE: *This is a rare opportunity to bid on level tillable ground in the Woodburn / Harlan area. Each tract has an outlet tile that runs underneath the Ward Road to the Fuelling Drain on the south side of Ward Road. Some systematic tiling was done back in the 80's but none recently. The advertised acres are based on the Allen County Tax Records.*



Area Symbol: IN003, Soil Area Version: 18

Code	Soil Description	Acres	Productivity Index	Corn silage	Corn	Grass legume hay	Pasture	Soybeans	Winter wheat
HcA	Hoytville silty clay loam, 0 to 1 percent slopes	65.18	82		167		5		52
Np	Nappanee silty clay loam	11.56	0	18	135		5	9	45
Na	Nappanee silt loam	0.20	0	17	126		5	8	41
Weighted Average			69.5	2.7	162.1		5	1.4	50.9

TRACT 1: 40 ACRES± ALL TILLABLE!

This tract has approximately 475 feet of road frontage along Ward Road and runs back approximately 2600 feet. The soils are predominantly Hoytville Silty Clay with a strip of Nappanee silty clay that crosses towards the front of the tract.

TRACT 2: 36.94± ACRES ALL TILLABLE!

This tract has approximately 240 feet of road frontage along Ward Road and also runs back approximately 2600 feet. This too is mostly Hoytville Silty Clay soils with a couple of small areas of Nappanee silt loam.

Preview Date: February 12 from 5pm to 7pm

Auction Manager: Jerry Ehle

Seller: Roger L. Delegrange



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