

East Allen County, IN
MADISON, MARION AND
JEFFERSON TOWNSHIPS

TRACTS 1 & 2



202±
acres
REAL ESTATE LAND
AUCTION

offered in 10 Tracts
or combinations

• MOSTLY TILLABLE
• HIGHLY PRODUCTIVE
SOILS
• FARM SITES AND
POTENTIAL BUILDING SITES

WEDNESDAY, OCTOBER 28 • 6PM

East Allen County, IN

REAL ESTATE LAND AUCTION
MADISON, MARION AND JEFFERSON TOWNSHIPS



TRACTS 5-8

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AUCTION

AC63001504 • AU08602044

709 N. River Road, Fort Wayne, IN 46815
AUCION MANAGER:
Mike Roy, 260-437-5428

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

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NAA INDIANA AUCTIONEERS ASSOCIATION

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

OCTOBER 2020

866-340-0445
SchraderFortWayne.com

202± acres

East Allen County, IN

REAL ESTATE LAND AUCTION

offered in 10 Tracts or combinations

WEDNESDAY, OCTOBER 28 • 6PM

AUCTION LOCATION: Hoagland Community Park, 11320 Hoagland Rd, Hoagland, IN.



TRACTS LOCATIONS AND DESCRIPTIONS:

TRACT 1: 7± ACRES potential building site. Located in the 9000 block of Hoffman Rd. just east of the Wayne Trace. There is nearly 800 ft of frontage on the Hoffman Rd. rolling back to create a beautiful country estate site.

TRACT 2: 50± ACRES all tillable farm tract. Located east of the Hoffman Rd. & Wayne Trace intersection. The soils are Blount Silt Loam and Pewamo silty clay loam. There is some slight rolling towards the Wayne Trace. This farm has been systematically tilled and has been a high producing farm. There is approximately 1100 ft of frontage on the Hoffman Road and 250 ft of frontage on the Wayne Trace south of the homestead.



INSPECTION DATE:
Monday, October 12
4:00-6:00pm
Meet Schrader Representatives
at Tracts 1 & 2.
Call for inspections on
Tracts 3 & 4, Tracts 5-8
and Tracts 9 & 10.

TRACT 3: 14± ACRES farm located in the 11000 block of Maples Rd. It has nearly 330 ft of frontage on the Maples Road and runs nearly 1800 ft deep. The soils are Pewamo silty clay loam and Blount silt loam. It slightly slopes towards the Maples Road. It was systematically tilled in 2008 and has the Studebaker drain servicing this farm.

TRACT 4: 4± ACRES potential building site. This tract has approximately 330 ft of frontage on the Rohrbach Road and is nearly 540 ft deep.

COMBINE TRACTS 3 & 4 TO CREATE A HALF MILE MINI FARM OR ADD TO YOUR FARMLAND HOLDINGS.

TRACT 5: 30± ACRES mostly Hoytville Silty clay loam soils on this tract with 900 ft of frontage on the Gerardot Road. This tract is bordered by the Hoffman drain to the south and east.

TRACT 6: 48± ACRES mostly Hoytville Silty clay loam soils on this tract with 400 ft of frontage on the Gerardot Road, 2600 ft on the Maples Road and 1000 ft on the Fackler Road. Well tilled and drained by the Hoffman Drain.

COMBINE TRACTS 5 & 6 TO CREATE A GOOD PRODUCING 78± ACRE FARM THAT'S HARD TO FIND IN JEFFERSON TOWNSHIP.

TRACT 7: 25± ACRES farm located on the south side of Maples Road across from tract 6. It has roughly 830 ft of frontage on Maples Road and is bordered by the railroad to the south. Mostly Hoytville Silty clay loam soil and rolls slightly. A great mini farm possibility or a high producing, well drained tillable tract.

TRACT 8: 14± ACRES farm located on Maples Road just east of the Gerardot Road. There is roughly 1100' ft of frontage on the Maples Road and 270' ft on the Gerardot Road. Mostly Hoytville

Silty clay loam soil and rolls slightly. A great mini farm possibility or a high producing, well drained tillable tract. *There is a small group of trees and brush on the east end of this tract near the railroad.*

COMBINE TRACTS 7 & 8 TO CREATE A HIGH PRODUCING 39± ACRE FARM OR COMBINE ACROSS THE ROAD AND ADD 117± ACRES TO YOUR FARMING OPERATION.

TRACT 9: 5± ACRES potential home sight located in section 4 of Marion Township. It is located behind the homes on the 5600 block of Thompson Road. It is serviced by a private drive with an easement for one home site. It is level and bordered by trees to the west. Municipal sewer is potentially available along Thompson Road.

TRACT 10: 5± ACRES "SWING TRACT" and it adjoins tract 9. This tract can only be purchased by an adjoining landowner or combined with Tract 9 to create a 10± acre estate site or mini farm. It is level with good producing soils and is serviced by a private drive on the east.



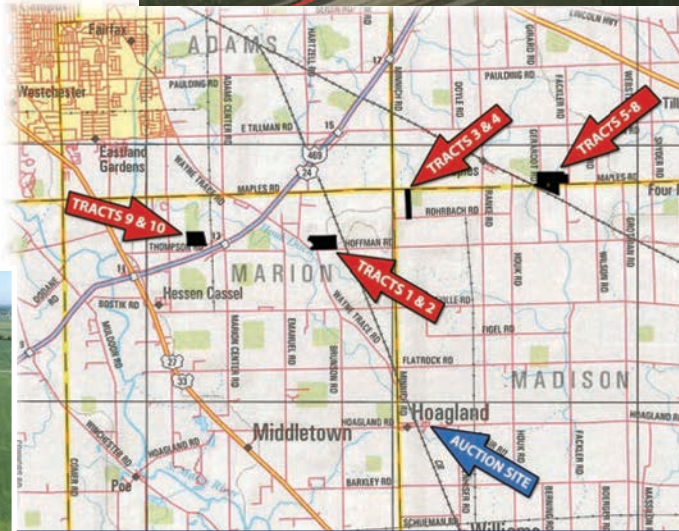
TRACT 1



TRACT 2



TRACTS 7 & 8



AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts and as a total 202± acre 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 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.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession at closing or additional 10% to gain early access after the harvest of the 2020 crop. 2020 crops are the possession of the sellers.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) paying 2021 taxes due in 2022 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.

SELLER: WILMER F. ROHRBACH ESTATE
ESTATE ATTORNEY: DAN NIETER
AUCTION MANAGER: MIKE ROY

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.

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