



Northeast Allen & Southern DeKalb Counties, IN

LAND AUCTION

129± acres

Thursday, January 13 at 6:00pm

2 Farms Offered in 5 Tracts

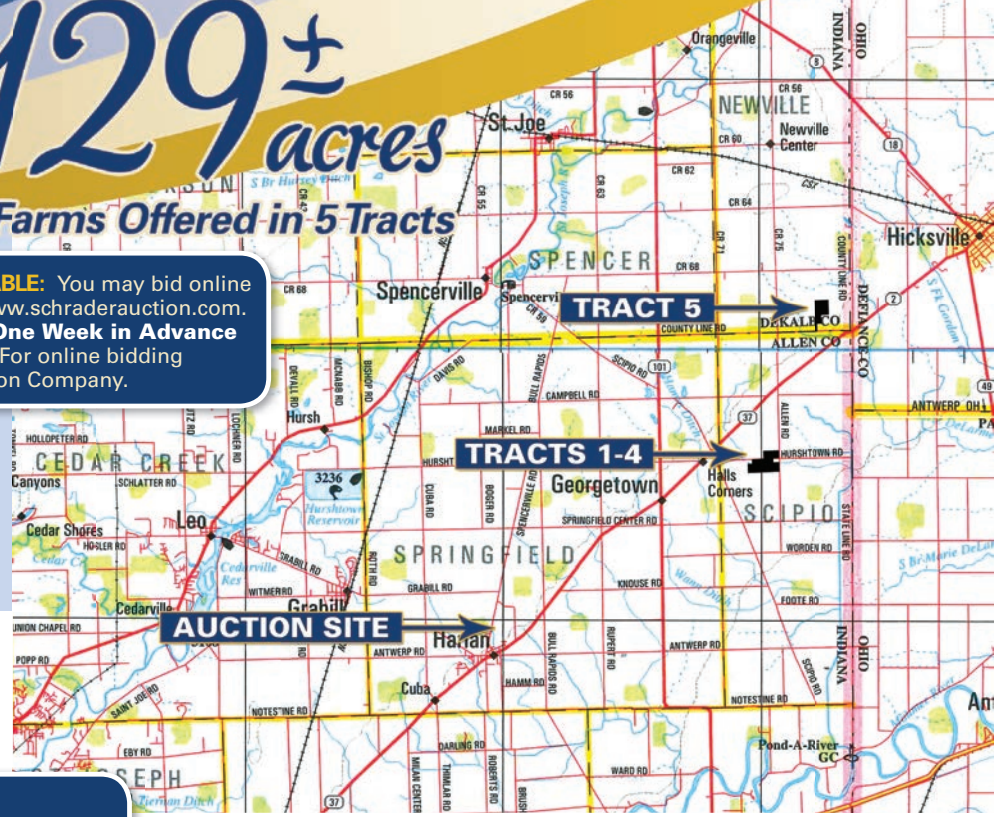
Auction Location

Harlan Christian Community
12616 Spencerville Rd, Harlan, IN.

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.

Property Location

FARM #1 - 81.5± ACRES, 4 TRACTS: Located at the intersection of Allen Rd and Hurshtown Rd, Allen County.
FARM #2, 47.5± ACRES, 1 TRACT: Located north along North County Line Rd, just 1/2 mile west of Hwy 37 and 1/2 mile east of Allen Rd.



81.5± acres

Tracts 1-4 can be bid on separately or in any combination! These offer some great potential building, homestead sites and very good productive soils!!

TRACT 1: 32± acres, This tract is level and has approximately 950 ft of road frontage along Hurshtown Rd. It goes back south approximately 391 ft to the ditch on the west end and approximately 275 ft on the east end where it meets the ditch. The soils are Whitaker loam on the north side of the ditch and a mix of Lenawee silty clay loam and Eel silt loam and Miami loam on the south. This tract, if purchased separately from Tract 2, will have an easement with radius enough to turn and cross over the bridge at the ditch.

TRACT 2: 31.5± acres, This tract is level and has approximately 825 ft of road frontage along Hurshtown Rd and approximately 800 ft along Allen Rd. It goes back south approximately 275 ft to the ditch on the western boundary and approximately 350 ft on the eastern boundary.

The soils are Oshtemo fine sandy loam in the center and mixed with Whitaker Lenawee silty clay loam. This western boarder of this tract goes up to the west part of the ditch bridge, and if purchased separately from Tract 1, will be subject to the easement for Tract 1 buyer to access and cross the bridge.

TRACT 3: 9± acres, This level tract is located north along Hurshtown Rd and has approximately 470 ft of road frontage. It runs back approximately 650 ft. The soils are a mix of Blount loam and Haskins loam with some Rensselaer silty clay loam.

TRACT 4: 9± acres, This level tract is located north along Hurshtown Rd with approximately 550 ft of road frontage and has approximately 650 ft of road frontage along Allen Rd. The soils are mostly Crosby silt loam with some Lenawee silty clay loam.

SELLER - FARM #1: Randy Roemke

Preview Date:

Monday January 3 from 4-6pm

Meet a Schrader Representative at Tract 1 & 2. Walk-over inspections permitted only with permission. Call the Auction Manager at 260.410.1996 with questions.

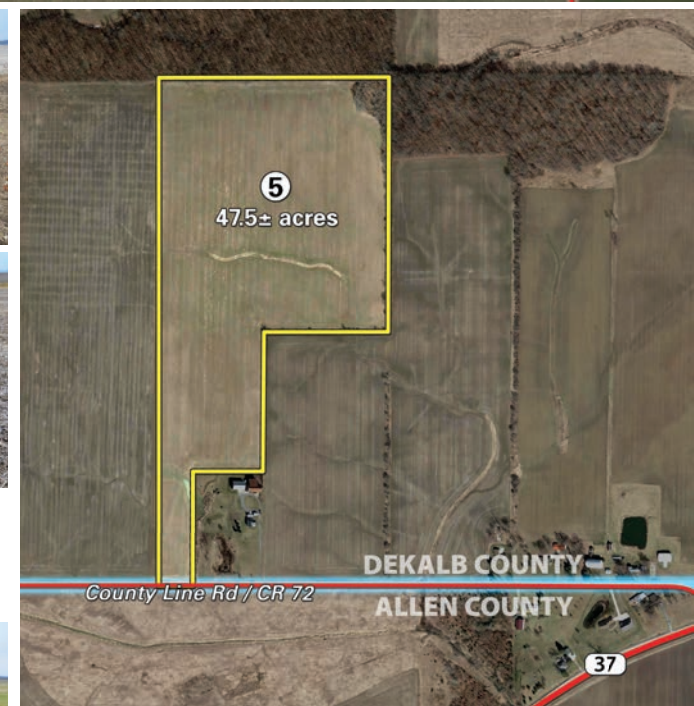


47.5± acres

BIDS ON FARMS #1 CANNOT BE COMBINED WITH FARM #2!
Offering good productive tillable soils, this tract has the potential for a private mini homestead site. The first step back parcel widens to over 500 ft.

TRACT 5: 47.5± acres, This tract has approximately 175 ft of road frontage along North County Line Rd. It is an irregular shaped property that steps back twice to a larger square parcel of 35± acres. There is a small less than 1 acre amount of woods in the northeast corner. This wooded area is a travel alley for deer between two large wooded sections. The terrain is rolling a bit and has a large crown in the center. The terrain slopes down for a possible pond site, then rolls back up towards the back. The soils are mostly Blount loam with some Pewamo silty clay in the back.

SELLER - FARM #2: Ray Wagler Estate



Terms And Conditions

PROCEDURE: Tracts 1-4 will be offered in individual tracts, and in any combination of these tracts. Tract 5 will be offered simultaneously with Tracts 1-4, but cannot be combined with any other tract. There will be open bidding on all tracts and combinations 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, 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. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a warranty deed on Tracts 1-4 and a Personal Representative's Deed for Tract 5, and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price. Any title insurance charges to be split equally between Seller(s) and Buyer(s).

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before February 14, 2022. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the 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 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 and Seller. 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.

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 a 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.

Auction Manager
JERRY EHLE
260.749.0445



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in cooperation with

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