

**REAL ESTATE &
ONLINE ONLY
PERSONAL PROPERTY**
Waterloo, IN • DeKalb County

AUCTION 84.5±

Tuesday, March 29 @ 6pm

ACRES



**Attention
Hunters and
Outdoor
Enthusiast!**

- Offered in 6 tracts
Tracts range from 6 acres to 21 acres
- Excellent hunting and recreational land with an abundance of deer and wildlife
 - Pond • Productive tillable land
 - Excellent road frontage and access
 - 2 story home and several outbuildings



ONLINE ONLY PERSONAL PROPERTY
LOTS BEGIN CLOSING: Sunday, March 20 @ 6pm



visit www.schraderfortwayne.com or call **866.340.0445**



84.5±
ACRES

REAL ESTATE & ONLINE ONLY PERSONAL PROPERTY AUCTION

Waterloo, IN • DeKalb County

Offered in 6 tracts



7009 N. River Road,
Fort Wayne, IN 46815

AUCTION MANAGER:
Jared Sipe,
260-750-1553

AC63001504 • AU10700099

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

MARCH 2022						
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		

Timed Online Only - Closes 6pm
Live Onsite - 6pm

Follow us on:

866.340.0445
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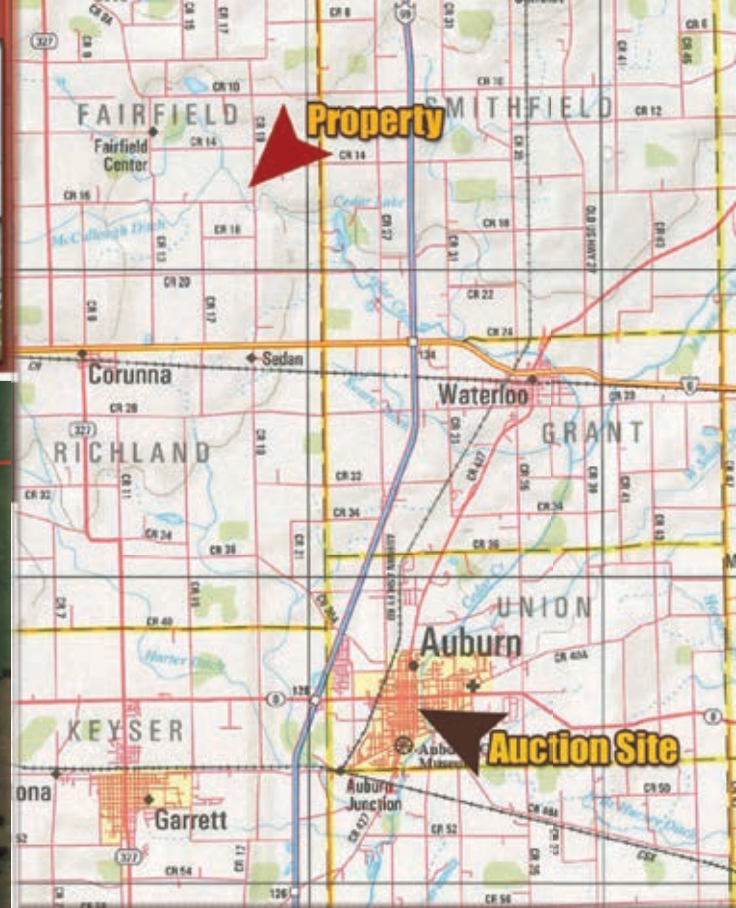


Waterloo, IN • DeKalb County

REAL ESTATE AUCTION

Tuesday, March 29 @ 6pm

RE AND PP OPEN HOUSE DATES:
Sunday, March 6 • 1-4pm and Sunday, March 13 • 1-4pm
or call for private showing.
Walk over inspections of the land are permitted anytime, however please call Jared Sipe at 260-750-1553 before any walk over inspections.



PROPERTY ADDRESS: 1662 County Road 19, Waterloo, IN 46793
REAL ESTATE AUCTION LOCATION: DeKalb County Fairgrounds, 708 S Union St, Auburn, IN 46706. Auction will be held in the Middaugh Building (first building to the North as you pull in off S Union St).
DIRECTIONS TO AUCTION PROPERTY: Take highway 6 West of I69 approximately 2 miles to County Road 19. Turn North and go approximately 2 miles to auction site (property is on the Northwest corner of County Roads 16 and 19).

REAL ESTATE DESCRIPTIONS:
TRACT 1: 14± ACRES of mostly recreational land and a 1.5± acre pond. There is a 2± acre clear pasture area in the Northeast corner along county road 19. This tract has significant rolling and undulating topography. Many deer have been spotted on this tract around the pond. Good road frontage and access along CR 19.
TRACT 2: 14.5± ACRES "SWING TRACT" with tillable and wooded recreational land. This tract may only be purchased by an adjacent landowner or in combination with tracts 1 and/or 3. This tract has two tillable fields surrounded by woods and recreational land. Both tillable fields are approximately 3± acres. Tillable soil types include Strawn loam and clay loam, and Boyer sandy loam. This tract has significant rolling and undulating topography. Many deer tracks were spotted on this tract, especially along the East edge of the South field, just West of the pond.
TRACT 3: 17± ACRES of tillable and recreational land. There is a tillable field in the middle of the tract with approximately 7± acres. Tillable soil types include Boyer sandy loam and Walkkill sandy loam. There is woods and recreational ground along CR 19 and woods to the back (West side) of the tract. This tract has significant rolling and undulating topography. On the west side of the tract, starting at the woods there is an approximate 50' drop-off from the edge of the woods down to the edge of tract 6. Deer were spotted walking in the woods on this hillside. This tract has good road frontage and access along CR 19.

TRACT 4: 11± ACRES including original 2 story farmhouse and outbuildings. The land has approximately 5.5± tillable acres. Tillable soil types include Boyer sandy loam and Strawn clay loam. There are recreational woods along the Western and Southern portion of the tract. This tract has significant rolling and undulating topography. The hillside on tract 3 extends along the back side of this tract. Deer were spotted walking in the woods on this hillside. Many deer tracks were seen in the tillable area and around the back barn. The home features approximately 1,360 square feet, 4 bedrooms, 1 full bathroom, family room, dining room, and kitchen. There is a partial basement and crawlspace. The home has propane gas radiant heat, well, septic system, vinyl siding, and asphalt shingle roof. There is a 24x29 detached garage built in 2002. There is a 25x48 pole barn with concrete floor, electrical, electric overhead door, and metal roof/siding. There is a 36x50 original bank barn with metal roof and siding, very solid barn with original native timber, beams, and river rock foundation. Attached to the bank barn is a 36x48 pole barn with concrete floor, electrical, 2 sliding doors, and metal roof/siding. Several smaller sheds and buildings.
TRACT 5: 6.5± ACRES of mostly tillable land on the corner of CR 19 and 16. Tillable soil types include Strawn loam and Strawn clay loam. This tract has significant rolling and undulating topography. Many deer tracks were seen on this tract along the Northern property line.
TRACT 6: 21.5± ACRES of tillable and recreational land. There is approximately 17± acres of tillable land. Tillable soil types include Rensselaer loam, Walkkill silt loam, Strawn loam, Strawn clay loam, and Houghton muck. There is a ditch running through the property starting at CR 16 and running North. Some recreational land on the east side of the ditch. West side of the ditch is mostly level topography, and the East side of the ditch has a mixture of level, rolling, and undulating topography. Many deer tracks were seen on the East side of the ditch. This tract has good road frontage and access along CR 16. There is an area just East of the ditch along CR 16 that is mostly level for access to the East side of the ditch.

ONLINE ONLY PERSONAL PROPERTY LOTS BEGIN CLOSING:

Sunday, March 20 @ 6pm

PP LOADOUT DATES:
Tuesday, March 22 and Wednesday March 23 • 10am-6pm

• 2016 Ford Taurus, just over 24,000 miles • 2006 Ford F150, just over 49,000 miles • 1972 Ford 3000 tractor with 7209 loader • 1951 IH McCormick Farmall M tractor • 1947 IH McCormick Farmall H tractor • King Kutter 5-1/2' PTO mower • Ford 2 bottom plow • Antique Oliver grain drill • Antique 2 row planter • New Idea 14 A manure spreader • 2014 Honda Recon ATV • 2000 Mertz 8' utility trailer • 2010 John Deere X324 lawn tractor w/ bagger • Husqvarna 26" tiller • Snapper 22" snowblower • Aluminum fishing boat w/ trailer • Canoe • Antique fishing lures • Large selection of animal traps • Tools • Delta table saw and planer • Wood and lumber • Large bottle and jar collection • Apple press • Large cast iron butcher kettle • Antiques • Primitives • Antique furniture



Auctioneer's Note: These are just some of the highlights of the auction. There is a large quantity of good quality merchandise being offered at this auction. Please visit www.schraderfortwayne.com for photos and the link to the online bidding platform which will provide detailed photographs and descriptions of every lot. Once on the website please click on the auction and look for this link to the online bidding platform.

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.

AUCTION TERMS & CONDITIONS:
PROCEDURE: This property will be offered at oral auction in 6 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.
DOWN PAYMENT: A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Personal Representative's Deed(s).

CLOSING: The balance of the purchase price is due approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).
POSSESSION: Possession is subject to the tenant farmer's rights to the 2022 crop harvest. The seller shall retain their share of the 2022 crop and credit the new buyer(s) \$100 per tillable acre at the time of closing. Possession of tract 4 with the improvements shall be given at closing, immediately following the closing with the exception of the crop land. New buyer(s) shall have access to the property for recreational purposes, however possession for any farming activities will not be until the 2022 crop is removed.
REAL ESTATE TAXES: The 2021 due and payable 2022 real estate taxes shall be paid by the seller. The 2022 due and payable 2023 real estate taxes shall be pro-rated to the date of closing.
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 Bidders 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: A perimeter survey has been completed by Midwest Land Surveying. If the property sells as 1 unit, the new buyer will receive a copy of this survey. If the property sells in this auction, each buyer will receive a copy of the survey for the PERIMETER ONLY of the tracts they bought. Seller and successful bidder(s) shall each pay half (50/50) of the cost of any survey work completed on the auction property. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres, except with respect to Tract 4.
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, including if any or all the auction tracts qualify for any kind of residential development. All tracts are being offered for recreational and farming purposes only. 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.**

OWNER:
Frank Kessler Estate,
Katrina Eby, Personal Representative
AUCTION MANAGER:
Jared Sipe 260-750-1553



call **866.340.0445**
www.schraderfortwayne.com

See Website for More Photos!