

LAND AUCTION

Allen County, Indiana Monday, April 18th • 6pm

77± ACRES

8 Tracts Offered Separately
or in Combinations; Plus 1
Commercial Lot in Harlan

TERMS & CONDITIONS

PROCEDURE: Tracts 1-9 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. 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 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 May 27, 2022. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Buyer shall have choice of possession at closing. Or Buyer to receive owners' share of proceeds from 2022 crop farmed and harvested by current tenant farmer. If Buyer wishes to obtain access prior to closing, Buyer must deliver an additional 10% down payment (for a total of 20%) and must sign a Pre-Closing Access Agreement.

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 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.**

SALE MANAGER:

Jerry Ehle: 260.410.1996

AC63001504, AU19300123

CORPORATE HEADQUARTERS:

950 N Liberty Drive, Columbia City, IN 46725

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**Purchase from 8 Acre
Tracts, 10 Acre Tracts
20 Acres**

- Productive Tillable Land
- Very Good Soils
- Great Potential Building Sites
- Lots of Road Frontage



ONLINE BIDDING AVAILABLE

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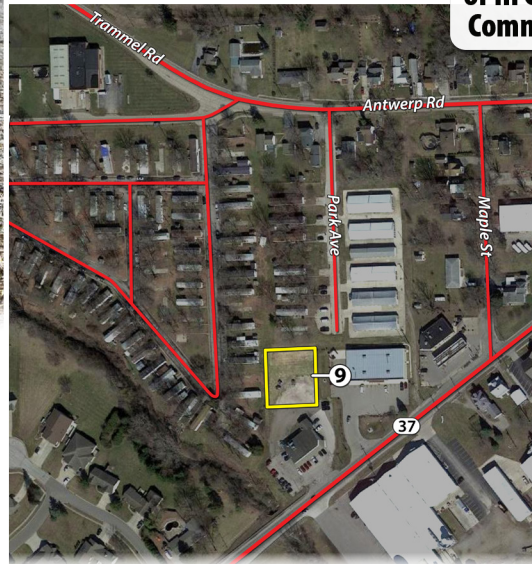
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- **TRACT 1:** Approximately 10 acres +/- with 270 feet of road frontage along Scipio road. The property has some woods adjoining to the southwest and offers a very scenic potential building site!! The soils are Eel Silt Loam and some Blount Silt loam.
- **TRACT 2:** Approximately 10 acres +/- with 440 feet of road frontage along Scipio Road. This is an irregular shape tract with the entire backdrop being the woods adjacent to the west. The soils are a mix of Eel silt loam and Belmore loam.
- **TRACT 3:** Approximately 6.5 acres +/- with approximately 465 feet of road frontage along Scipio Road. The soils are a mix of Glynwood, and Rawson loams with some Haskins along the road.
- **TRACT 4:** Approximately 6.5 acres +/- with 455 feet +/- of road frontage along Scipio Road and 585 +/- feet along S.R. 37. The soils are a mix of Glynwood and Rawson loams with some Brookston silty clay towards the front.
- **TRACT 5:** Approximately 10 acres +/- with 545 feet of road frontage along Scipio Road, 900 feet +/- along S R 37 and 425 feet along Killian Road. The soils are mostly Belmore loam along with some Haskins loam.
- **TRACT 6:** Approximately Approximately 10 acres +/- with 555 feet of road frontage along Scipio road and 265 feet along Killian Road.
- **TRACT 7:** Approximately 10 acres +/- with approximately 530 feet of road frontage along Scipio Road and 190 feet along Killian Road. The soils are mostly Pewamo with some Mermill.
- **TRACT 8:** Approximately 14 acres +/- with 490 feet of road frontage along Scipio Road and 415 feet along Killian. The soils are some Pewamo with Haskins to the west and Rawsom loam to the northeast.
- **TRACT 9:** .35 ACRE COMMERCIAL LOT IN HARLAN, This lot sits directly behind the Harlan Café restaurant on S.R. 37 in Harlan. It is Zoned C-3 and measures approximately 115 wide x 133 deep. It is described as lots 24, and 25 and part of lot 26. It is accessed by an easement from S.R. 37 past the restaurant to the lot. This lot owns 1/3 of the commercial sign off of S. R. 37.

FARM RECENTLY 100% PATTERN TILED



INSPECTION DATES: MEET A SCHRADER REPRESENTATIVE AT THE PROPERTY • Mon., March 28th from 4-6PM & Tues., April 12th from 4-6PM



AUCTION LOCATION:
Harlan Christian Community Center
12616 Spencerville Road, Harlan, IN
46743

PROPERTY LOCATION:
Allen County, Indiana, Springfield
Township, at the intersection of S. R. 37
and Scipio Road and Killian Road

SELLER: KFLP
AUCTION MANAGER:
Jerry Ehle; 260.410.1996



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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