

East Allen Farmland AUCTION

AUCTION MANAGER: Jerry Ehle • 260.410.1996
#AC63001504, #AU19300123

JUNE	Su	M	Tu	W	Th	F	Sa
				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		



Follow us on: YouTube



Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
260.749.0445 • 866.340.0445
SchraderAuction.com • SchraderFortWayne.com

TUESDAY, JUNE 21 • 6PM



Allen County
New Haven, Indiana

54± acres

Offered in 4 Tracts
or Combinations

Allen County
New Haven, Indiana

54± acres

Offered in 4 Tracts
or Combinations



East Allen Farmland AUCTION

- Productive Tillable Soils
- Lots of Road Frontage
- Wooded Potential Building Site

TUESDAY, JUNE 21 • 6PM

ONLINE BIDDING AVAILABLE

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

260.749.0445 • 866.340.0445
www.SchraderAuction.com
www.SchraderFortWayne.com

Allen County
New Haven, Indiana

54±
acres

Offered in 4 Tracts
or Combinations

AUCTION LOCATION: The New Haven Conservation Club,
13031 Old 24 E, New Haven, IN 46774

PROPERTY LOCATION: Jefferson Township at the SW
intersection of Harper & N Ryan Rd

TRACT 1 - 20± ACRES, w/ approx. 660' of road frontage along Harper Rd. Soils are mostly Hoytville silty clay to the W & partly Nappanee to the E.

TRACT 2 - 20± ACRES, w/ approx. 500' of road frontage along Harper Rd & 1400' along N Ryan Rd. Soils are a combination of Hoytville to the N w/ a pocket of Nappanee in the N end & the mostly Nappanee to the S.

TRACT 3 - 10± ACRES, w/ approx. 600' of road frontage along N Ryan Rd. The soils are Nappanee to the N of this tract & becomes Hoytville to the S. The Railroad track makes up the S border. This tract will be subject to the high power line easement across the S of this tract.

TRACT 4 - 4.5± WOODED ACRES, w/ approx. 470' of frontage along N Ryan Rd & 500' along Edgerton Rd. This tract is all wooded & would make for a great potential building site and/or commercial site. There are some maturing hickory & other hardwoods in the tract. The railroad track runs along the entire N border. This is a very infrequently used track.

**There is the large Bandelier ditch that runs along both tracts 2 & 3 along N Ryan Rd. Contact Auction Manager for a quote of cost for a bridge/culvert to cross the Bandelier ditch.*

***Tracts 1, 2, & 3 were systematically tilled in 1967 w/ 4" clay tile spaced 50' apart. There is a 14" County Outlet that runs across Tract 3. There is a 4" plastic tile installed in 2013 that runs across the N end of Tract 1 & hooks onto the existing 6" clay outlet.*

TUESDAY, JUNE 21 • 6PM

260.749.0445 • 866.340.0445 • www.SchraderAuction.com • www.SchraderFortWayne.com

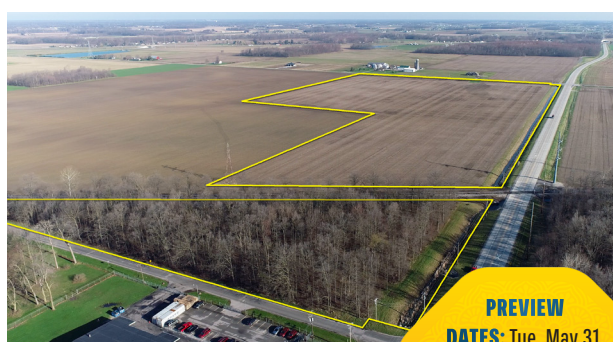
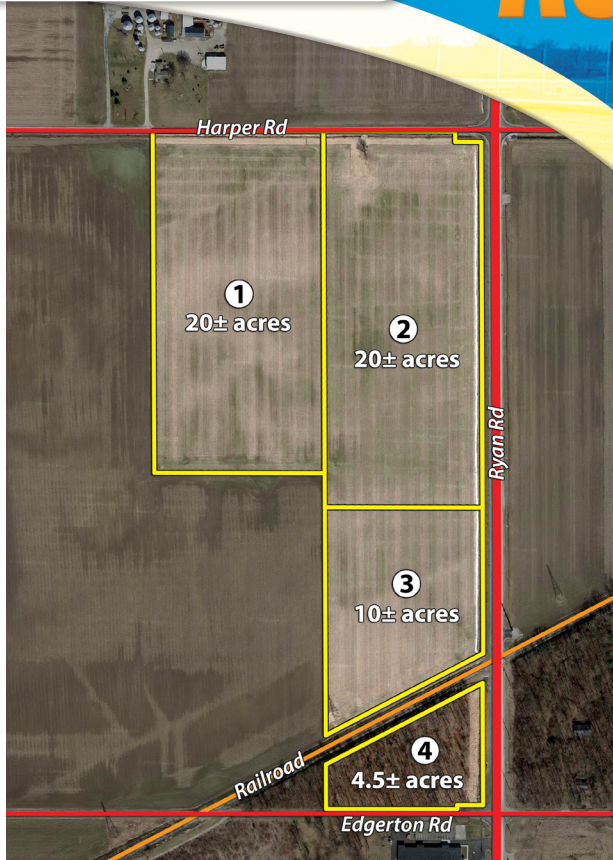
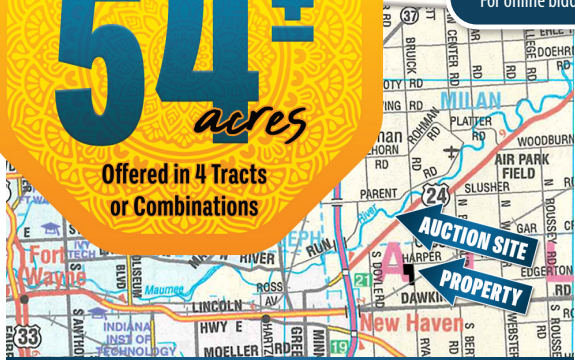


ONLINE BIDDING AVAILABLE

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.

East Allen Farmland AUCTION

- Productive Tillable Soils
- Lots of Road Frontage
- Wooded Potential Building Site



SELLER: Fenske/Bremer Family
AUCTION MNGR: Jerry Ehle • 260.410.1996

PREVIEW DATES: Tue, May 31 & June 7 from 5-7pm, Meet the Auction Manager along Harper Rd at Tract 2. Call Auction Manager w/ questions.

TERMS & CONDITIONS

PROCEDURE: Tracts 1-4 will be offered in individual tracts, & in any combination of these tracts, or as a total unit. There will be open bidding on all tracts & 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, & 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 & Addendum. Seller reserves the right to reject any & all bids. The terms of this agreement & addendum are non-negotiable.

DEED: Seller shall provide a Trustee's deed & 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 approx. 30 days after the auction, on or before July 29, 2022. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession subject to Tenant farmer's 2022 crop. Buyer to receive owners'

share of proceeds from 2022 crop farmed & harvested by current tenant farmer.

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 approx. & 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 & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & 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 & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials is subject to the Terms & 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 & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits

or water & septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, & 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, & due diligence concerning the property. The info 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 & dimensions in this brochure are approx. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & 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, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**

