

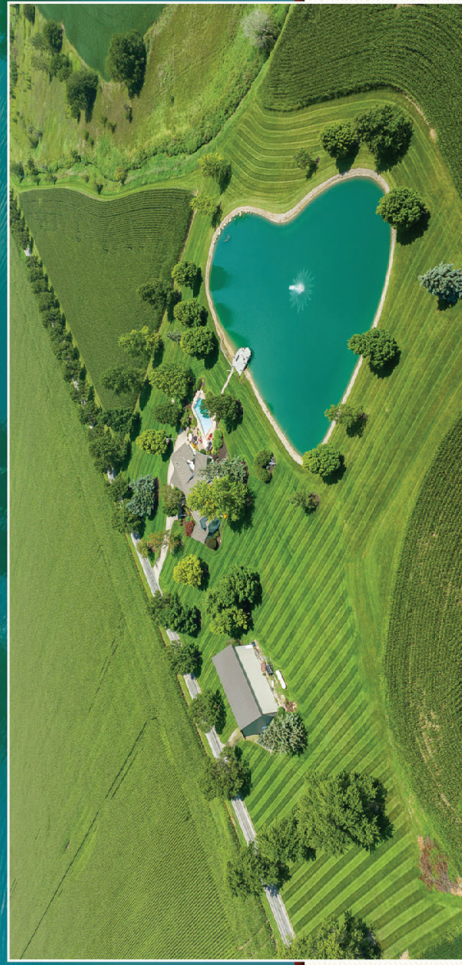
EAST ALLEN COUNTY

EXECUTIVE ESTATE

18522 Darling Road

# AUCTION

**14.23** ±  
acres  
Offered in 3 Tracts  
or Combinations



## TUESDAY, JUNE 13 • 6PM

Held at the Harlan Christian Community Center  
12616 Spencerville Rd, Harlan, IN

- Just Minutes from Chapel Ridge & I-469 • Builders Private Custom Built Home
- Inground Pool • Private Pond • Huge 2 Story Barn • Country Building Sites



260.749.0445 • 866.340.0445  
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Sa	1	2	3			
Su	4	5	6	7	8	9
Mo	10	11	12	13	14	15
Tu	16	17	18	19	20	21
We	22	23	24	25	26	27
Th	28	29	30			
Fr						

# AUCTION

EAST ALLEN COUNTY EXECUTIVE ESTATE

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**ACTION MANAGER:**

Jerry Ehle • 260.410.1996 #AT19200123

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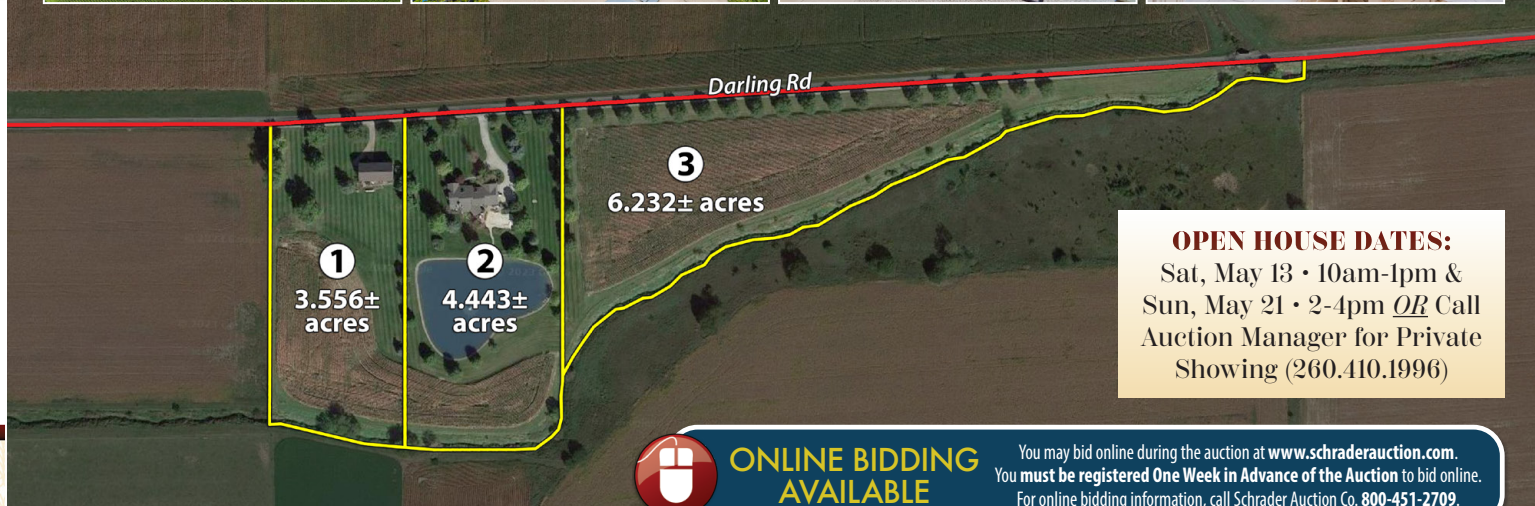
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**OPEN HOUSE DATES:**  
Sat, May 13 • 10am-1pm &  
Sun, May 21 • 2-4pm OR Call  
Auction Manager for Private  
Showing (260.410.1996)



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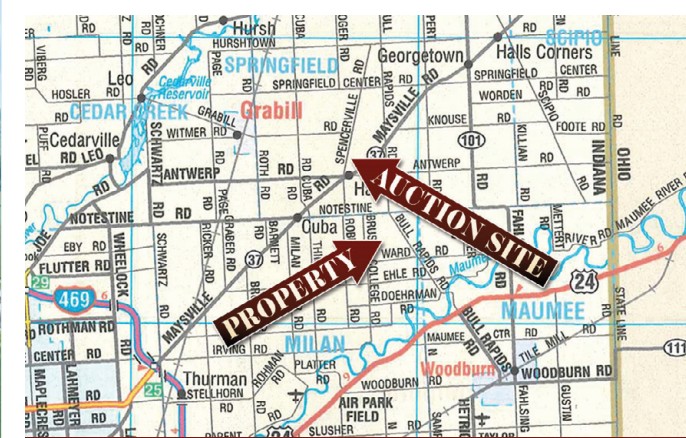
Held at the Harlan Christian Community Center • 12616 Spencerville Rd, Harlan, IN

**SELLER:** Roger & Diane K. Delagrance **AUCTION MANAGER:** Jerry Ehle

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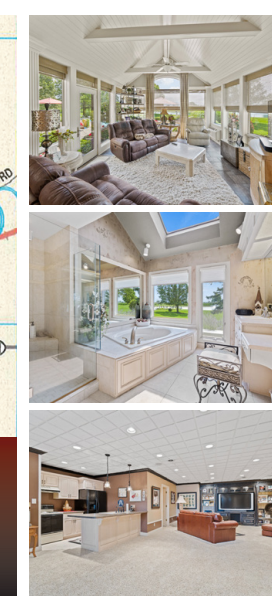


**PROPERTY LOCATION:** 18522 Darling Rd • Between Bull Rapids & Brush College Roads  
**AUCTION LOCATION:** Harlan Christian Community Center, 12616 Spencerville Rd, Harlan, IN

**TRACT 1: 3.556± ACRES** w/ a 32x62 two-story barn & potential country building site!! This tract has approximately 258' of road frontage. It runs back over 550' in depth. There is an excellent potential building site next to the barn. The barn is two-story w/ all concrete floors, electric & gas. It has a sliding front door (14' W x 10' H) & service doors on each end. It has new metal siding & roof.

**TRACT 2: 4.443± ACRES** w/ builder's private custom built home, inground heated pool & private pond! This fabulous Woodburn home w/ over 4,500 square feet of luxury living space features 3 bedrooms plus a den/private office connected to the master suite. There are 3 full & 3 half baths. There is a 3 car attached heated garage!! On the main floor you will find an updated kitchen w/ custom Harlan Cabinets offering tons of storage w/ granite countertops. There are updated appliances, tile backsplash & under cabinet lighting. The kitchen connects to the formal dining room & opens to a nice breakfast area which is connected to the best spot in the house . . . the sunroom!! Surrounded by windows, you can take in the beautiful views of the surrounding country side. This room was finished w/ heated tile floors & an additional AC unit to become true living space all year long. The private main floor suite was remodeled w/ beautiful solid Hickory Wood detailing & includes an attached office/den/potential nursery w/ many custom built-ins allowing for extra storage. The full bath was also updated w/ custom tile shower & soaking tub w/ his & her vanities. Upstairs you will find 2 additional bedrooms, each w/ their own private baths & walk in closets. The finished lower level features 9' ceilings, multiple additional living spaces w/ built in surround sound & more custom built-ins.

**TRACT 3: 6.232± ACRES**, potential country building site! This tract has approximately 1425' of road frontage & the south border is the Black Creek drain. This tract is in flood plain, so would need some fill for building purposes. Again, sewer is expected to be extended to this property by 2024. Add this tract to Tract 2 for 10± acre estate!



### HOME UPDATES & ADDITIONAL INFO UPDATES:

- Roof replaced 9 years ago
- Kitchen fully remodeled 16 years ago w/ custom Harlan Cabinets & granite countertops
- Master bedroom, bathroom & den fully remodeled 16 years ago
- Basement finished 16 years ago - 9' ceilings, full kitchen
- Sunroom transformed into living space w/ heating & cooling added

### HVAC:

- Furnaces - (2) propane furnaces, both replaced in last 3 years
- Water heater - (2) propane water heaters
- A/C - 16 years old & in good working condition
- Heat pump in sunroom supplies AC & radiant floor heat & was installed under tile as a heating source

### POOL INFORMATION:

- Electric safety cover
- Chlorinated
- Propane pool heater was replaced 6 years ago
- Filter replaced 6 years ago
- Resurfaced by Fort Wayne Pools 16 years ago
- Pool Equipment to stay
- Cool deck around pool to keep the concrete cool on hot summer days

### OTHER INFORMATION:

- Landscaping has been professionally installed & maintained
- Septic system is original & is in good working condition, sewer is expected to be brought in sometime in 2024 from Harlan
- Well pump replaced 3 years ago. This is a variable speed pump which runs the house & fills the pond
- Whole house backup generator - 6 years old
- Irrigation systems are established for landscaping & water is supplied from pond
- Fountain in pond to stay
- (2) sump pumps included w/ property - 3 years old
- Water softener is owned, propane tank is leased
- 400 amp service - (2) 200 Amp Electrical panels
- 1000 gal. propane tank is owned - Filled by Ag Plus in New Haven
- Exterior is Hardy Plank cement board

### TERMS & CONDITIONS

**PROCEDURE:** Tracts 1-3 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:** \$30,000 Cash down payment at close of auction on land tracts 1 & 3. \$50,000 Cash down payment at close of auction on Tract 2 w/ home. 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 warranty 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 approximately 30 days after the auction, on or before July 7, 2023. The cost for an insured closing will be shared 50/50 between Buyer & Seller.  
**POSSESSION:** Buyer(s) shall receive possession 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 & 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.  
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