

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 30± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combinations of tracts. 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

DEED RESTRICTIONS: The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes & typical doublewide modular homes).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the DeKalb County Health Department.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before November 22, 2023.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's 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.

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller

& successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

DEKALB COUNTY FARM Auction



OCTOBER	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	31					

AUCTION MANAGER:
Steve Coil • 260.446.2037
#AU12300065, #AC63001504

30± Acres

Offered in 3 Tracts or Combinations



MONDAY, OCTOBER 9 • 6PM

Dekalb County, IN Jackson Township

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



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DEKALB COUNTY FARM Auction

- Farmhouse & Buildings
- Potential Country Building Sites



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MONDAY, OCTOBER 9 • 6PM

Dekalb County, IN Jackson Township

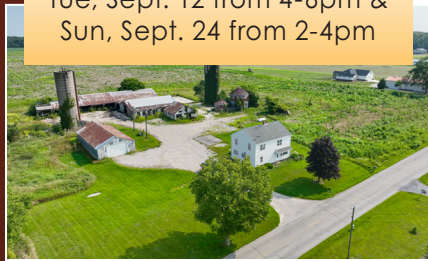


30± Acres

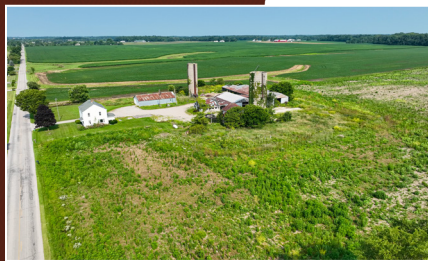
Offered in 3 Tracts or Combinations

DEKALB COUNTY FARM Auction

- Farmhouse & Buildings
- Potential Country Building Sites



INSPECTION DATES:
Tue, Sept. 12 from 4-6pm &
Sun, Sept. 24 from 2-4pm



MONDAY, OCTOBER 9 • 6PM DeKalb County, IN Jackson Township

This property (consisting of 3 Tracts) offers potential country building sites or purchased all together for a quaint DeKalb County farmstead! A rare opportunity to bid on such a peaceful property at public auction!



AUCTION LOCATION: Spencerville Community Club, 5269 County Road 68, Spencerville, IN 46788
PROPERTY LOCATION: 4269 County Road 72, Spencerville, IN 46788 (East Of County Road 35/Amstutz Road 1.6 Miles, Between County Road 39 & Devall Road)

TRACT 1: 13.5± ACRES w/ A POTENTIAL COUNTRY BUILDING SITE! This tract has 40' of road frontage on County Road 72 & is mostly tillable land. The soil is a mix of Pewamo silty clay, Glynwood loam & Blount loam. This tract offers a potential country building site! Combine Tracts 1 & 3 for 27± acres of productive tillable farmland in DeKalb County!

TRACT 2: FARMHOUSE, BUILDINGS, SILOS & MILKING PARLOR ON 3± ACRES! This tract has approximately 328' of road frontage on County Road 72 & offers a two-story farmhouse w/ approximately 1,872± sq. ft. of living on a partial, unfinished basement, along w/ other buildings, silos & a milking parlor. Combine Tracts 2 & 3 for 16.5± acres of peaceful living in DeKalb County!

- ADDITIONAL INFO:**
- The septic system is West of the Farmhouse
 - The private well is North of the Farmhouse
 - On-site propane tank is leased from the Propane People

TRACT 3: 13.5± ACRES w/ A POTENTIAL COUNTRY BUILDING SITE! This tract has approximately 197' of road frontage on County Road 72 & is mostly tillable land. The soil is a mix of Blount loam, Pewamo silty clay & Glynwood loam. This tract offers a potential country building site! Combine Tracts 1, 2 & 3 for 30± acres & endless possibilities in DeKalb County!

SELLERS: Hornbacker, LLC No. 2, Etal **AUCTION MANAGER:** Steve Coil • 260.446.2037



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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 info, call Schrader Auction Co. 800-451-2709