

7009 N. River Road,
Fort Wayne, IN 46815

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

Real Estate
AUCTION
Allen County, IN

AUCTION MANAGERS:

JERRY EHLE
260-410-1996

MIKE ROY
260-437-5428

AC63001504, AU19300123, AU08602044

SEPTEMBER 2023

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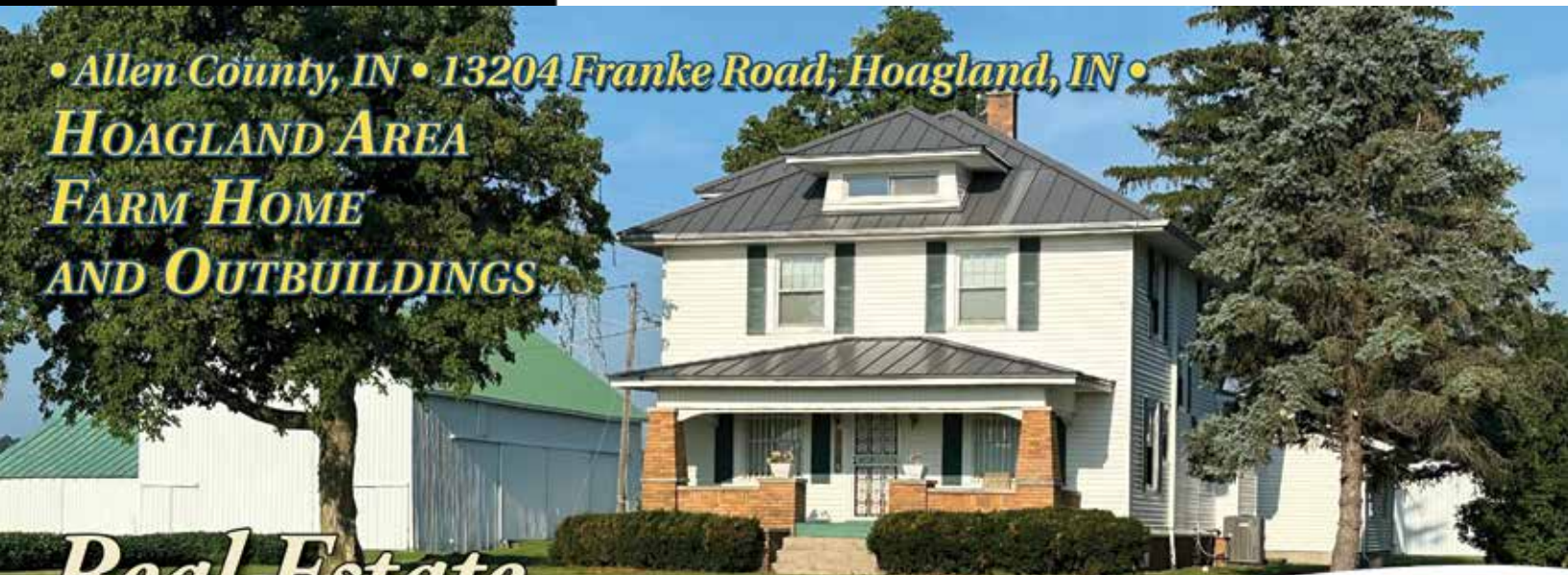


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• Allen County, IN • 13204 Franke Road, Hoagland, IN •

HOAGLAND AREA
FARM HOME
AND OUTBUILDINGS



Real Estate
AUCTION
Lester And Nancy Painter Homestead

- PRIDE IN OWNERSHIP
- STATELY FARM HOME WITH GORGEOUS OAK TRIM THROUGHOUT
- SEVERAL BARNs AND OUTBUILDINGS
- 3.5± ACRES

THURSDAY, SEPTEMBER 28TH @ 6PM
AUCTION HELD ON SITE!

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Real Estate AUCTION

Lester And Nancy Painter Homestead • Allen County, IN • Live And On Site!

THURSDAY, SEPTEMBER 28TH @ 6PM

Auction Held On Site: 13204 Franke Road, Hoagland, IN (Located South of Monroeville Rd)

HOAGLAND AREA FARM HOME AND OUTBUILDINGS

- Pride In Ownership
- Stately Farm Home with Gorgeous Oak Trim Throughout
- Several Barns and Outbuildings
- 3.5± Acres

PROPERTY HIGHLIGHTS:

- Large Two Story Home with Natural Woodwork Throughout
- Natural Hardwood Floors
- Propane Forced Air with Central Air
- Large Rooms on Main Level and 3 Large Bedrooms Upstairs
- French Doors Between Living Room and Dining Room
- Full Bath Main Level and Full Bath Upstairs
- Built-Ins Upstairs on the Landing
- Enclosed Back Porch Area and Covered Front Porch
- Full Basement / Whole House Attic Fan
- Some Replacement Windows
- 2 ½ Car Garage, Finished and Heated, attached by Breezeway
- Buildings Include: 2 Car Detached Garage, Newer 55' X 74' Pole Barn, Large Bank Barn with Additional Lean To, Several Other Pole Barns and Sheds



OPEN HOUSE TO PREVIEW REAL ESTATE:
 Sunday, September 10th • 2 - 4pm
 or Call Auction Manager to Schedule
 A Private Showing - 260-410-1996

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$20,000 down payment on the day of auction. 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 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.

EVIDENCE OF TITLE: Seller shall provide a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before October 31, 2023.

POSSESSION: Possession is at day of closing, subject to tenant farmer's soybean crop.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the 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 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.

ACREAGE: All property acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, 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. 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.



SELLER: Nancy Painter
AUCTION MANAGERS:
 Jerry Ehle, 260-410-1996
 & Mike Roy, 260-437-5428

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