

Terms and Conditions

PROCEDURE: The property will be offered in 5 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

PURCHASE DOCUMENTS: Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

PAYMENT TERMS: 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: Seller reserves the right to reject any and all bids.

DEED: Seller shall provide a Trustee's Deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 45 days after the closing. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing, subject to tenant farmer's 2023 crops. The Sellers to receive the proceeds from 2023 crop.

REAL ESTATE TAXES: Seller shall pay all 2022 taxes due in 2023 and the 2023 taxes due in 2024 will 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.

TRACT MAPS: ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

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 Allen County Health Department.

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.

East Allen County, Indiana

55.5+ acres AUCTION

MONDAY, SEPTEMBER 25
6pm • Online Bidding Available

55.5+ acres

OFFERED IN 5 TRACTS
or combinations

2 Locations



#AC63001504
#AU193000123
RC23-724

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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800.451.2709 • 260.244.7606 • SchraderAuction.com

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.

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East Allen County, Indiana AUCTION

FARM GROUND & RESIDENTIAL BUILDING SITES
WITH WATER AND SEWER

55.5+ acres
OFFERED IN 5 TRACTS
or combinations

2 Locations

OFFERED IN 5 TRACTS
or combinations

Monday
SEPTEMBER 25
6pm • Online Bidding Available

held at Harlan Christian Community Center

East Allen County, Indiana

AUCTION 2

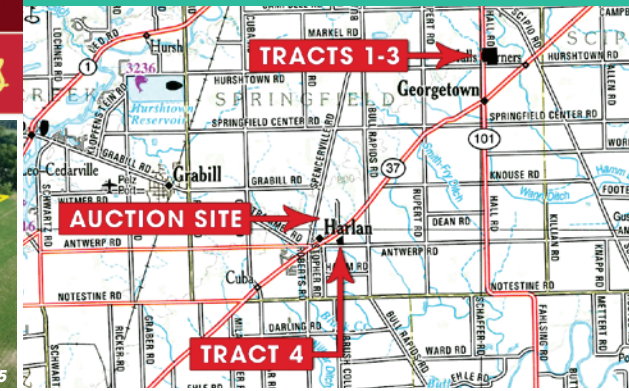
55.5± Locations acres

Monday **SEPTEMBER 25**
starts at 6pm • Online Bidding Available

held at Harlan Christian Community Center,
12616 Spencerville Rd, Harlan, IN

**FARM GROUND & RESIDENTIAL BUILDING SITES
WITH WATER AND SEWER**

OFFERED IN 5 TRACTS or combinations



TRACTS 1-3



TRACTS 4-5

**LOCATION 1: 45.5± ACRES, 16508 State Road 101, Grabill
Offered in Three Tracts or Combinations**

(Located at the Northeast corner of State Road 101 and Hursttown Rd)

TRACT 1: 20± ACRES with approximately 500+ feet of road frontage and runs back over 1500 feet in depth. The soils on this tract are Blount loam with some Pewano silty clay towards the front.

The elevation is lower in the front then slopes up higher towards the north. This creates the opportunity for a deep country building site in the back with pastures and possible pond in the front!

TRACT 2: 14± ACRES with approximately 400 feet of road frontage and also runs back over 1500 feet in depth. The soils on this tract Blount and Pewamo with some Glynwood in the center. The elevation also starts low in the front and slopes up towards the center and to the back. A perfect small acreage setting for an Estate Property or Mini Farm.

Combine Tracts 1 and 2 for approximately 34 acres for a Great Estate or Farm Site!!

TRACT 3: 11.5± ACRES with approximately 1200 feet of road frontage along State Road 101 and runs back over 350 feet. This is a rare find with many options. This tract offers the possibility for 3 - 4 possible building sites along State Road 101. The elevation on this tract is the highest of the entire parcel, offering a scenic view overlooking the farm land to the east. The soils are mostly Blount loam.

Combine Tracts 2 and 3 for a 25+ acre parcel with access onto both roads.

LOCATION 2: 10± ACRES, Offered in Two Tracts or Combinations.

Located at the 18,000 block of Antwerp Rd, southeast edge of Harlan.

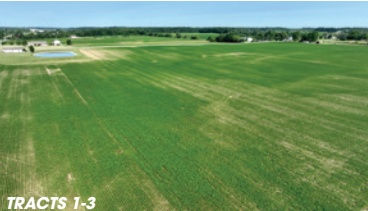
CITY WATER AND CITY SEWER AVAILABLE!!

TRACT 4: 5± ACRES with nearly 250 feet of road frontage along Antwerp Road. The elevation rises up towards the north to the back of this parcel. The soils are a mixture of Rensselaer loam in the front and goes to Martinsville loam, then goes to Oshtemo sandy loam on the top side to the back.

TRACT 5: 5± ACRES with over 200 feet of road frontage along Antwerp Rd. Again, the elevation rises up to the north and offers another scenic building site. The soils are the same as Tract 4. This tract is an irregular shaped tract with a narrow frontage that widens as it rises towards the back.

Combine Tracts 4 and 5 for a great 10 acre Estate Site.

The Maysville Regional Water and Sewer runs across the frontage of these two tracts. The Water Tap fee is \$2,800 and Meter pit is \$954, and subject to change in 2024. The Maysville Regional Sewer tap fee is \$3204 plus Fort Wayne City Utilities new Sewer Tap Fee of \$2600 and subject to change in 2024.



TRACTS 1-3



TRACTS 4-5



TRACTS 1-3



TRACT 3



TRACTS 4-5



Inspection: Tuesday, September 12 • 5-7pm



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Auction Manager: Jerry Ehle • 260.410.1996

Seller: Gene G. Fuelling Revocable Trust
& Barbara M. Fuelling Revocable Trust

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