

TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 3 individual tracts, any combination of tracts, and/or as a total unit. There will be open bidding on individual tracts & the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

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

DEED: Seller shall provide a Trustee's Deed.

CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs

for an administered closing shall be shared 50:50 between buyer & seller. Any costs associated with securing a mortgage shall be paid by the buyer.

POSSESSION: Possession is subject to the tenant farmer's rights to the 2023 crop harvest. The seller shall retain the 2023 crop income.

REAL ESTATE TAXES: The 2022 taxes payable in 2023 have been paid. The 2023 payable in 2024 taxes shall be prorated to the day of closing. Buyer is responsible for all taxes thereafter.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Please contact the auction manager to arrange walk over inspections. 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.

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

SURVEY: New surveys will be completed only 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 shall be determined solely by the seller. Seller & successful bidders 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. Final sales price shall be adjusted to reflect any difference between advertised acres & surveyed acres.

AGENCY: Schrader Real Estate & Auction Company, Inc. & 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, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits, & location of utilities. 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.**

ALLEN COUNTY REAL ESTATE
AUCTION

72± Acres Offered
in 3 Tracts &
Combinations

AUCTION MANAGER:

Jared Sipe • 260.750.1553
#AC63001504, #AU10700099

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REAL ESTATE & AUCTION
of Fort Wayne  ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

Thursday, November 30 • 6pm



Coporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725



ALLEN COUNTY REAL ESTATE
AUCTION

- Maumee Township - Section 16
- Productive Tillable Land
- Excellent Road Frontage & Access Along Maumee Center Rd
- Backs Up to US Hwy 24
- Public Utilities in the Area w/ Potential to Connect
- Development Potential

 ONLINE BIDDING AVAILABLE

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne

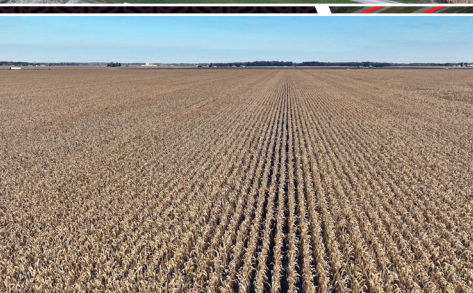
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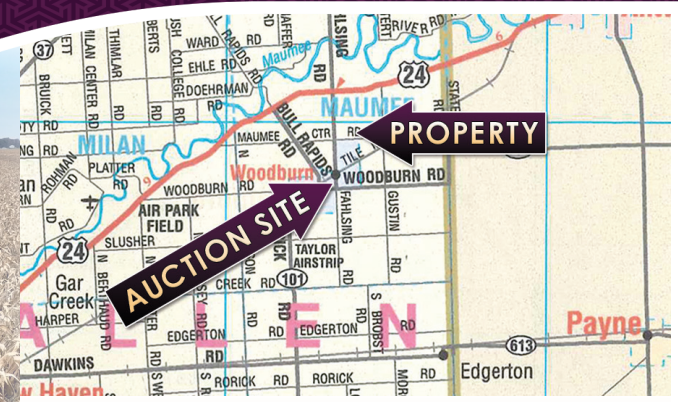


72± Acres
Offered in 3 Tracts
& Combinations

AUCTION



INSPECTION:
Please contact Auction Manager to arrange walk over inspections.

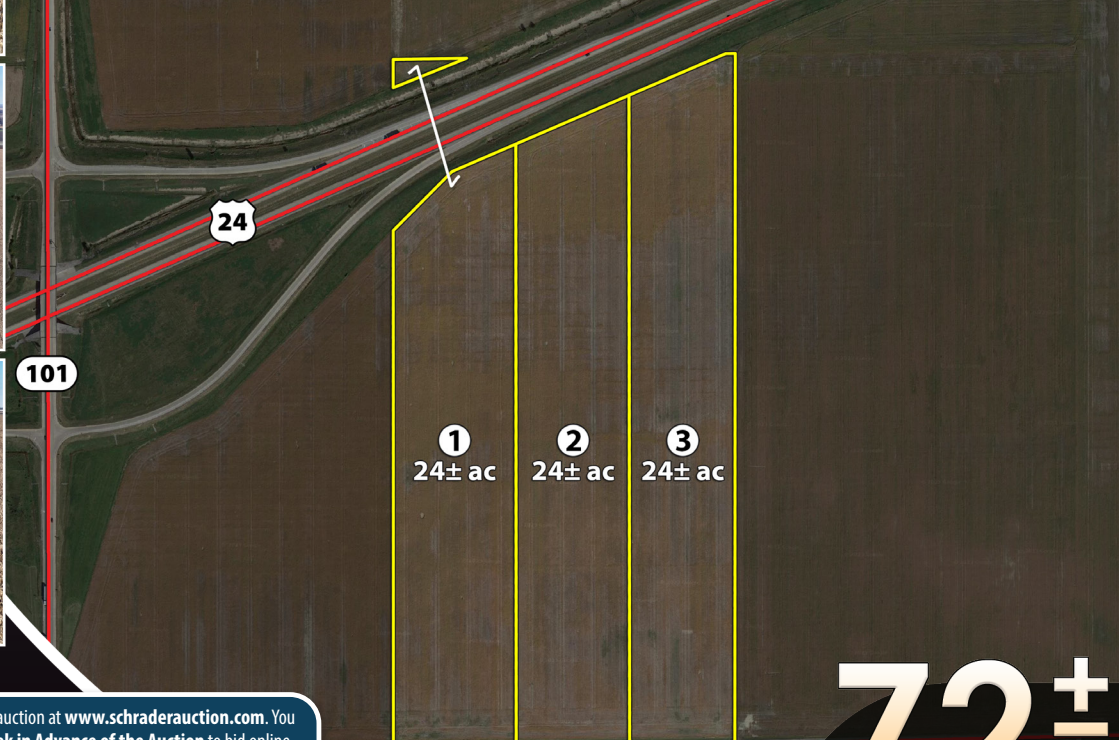


AUCTION LOCATION: Woodburn City Hall Building, 22735 Main St, Woodburn, IN 46797
PROPERTY LOCATION: Located on Maumee Center Rd, just East of SR 101 & Loves truck stop. Directly across from P&B Cold Storage. Allen County, Maumee Township, Section 16.

TRACT 1: 24± ACRES of mostly tillable land. This tract has mostly level topography, has mostly Hoytville silty clay soils, & backs up to US Hwy 24. There is 470'± of road frontage.

TRACT 2: 24± ACRES of mostly tillable land. This tract has mostly level topography, has mostly Hoytville silty clay soils, & backs up to US Hwy 24. There is 435'± of road frontage.

TRACT 3: 24± ACRES of mostly tillable land. This tract has mostly level topography, has mostly Hoytville silty clay soils, & backs up to US Hwy 24. There is 405'± of road frontage.



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

72± Acres
Offered in 3 Tracts & Combinations

OWNER: Elaine Bremer Revocable Trust
AUCTION MANAGER: Jared Sipe • 260.750.1553