

PRISTINE LAND Auction

HUNTINGTON COUNTY, IN
SALAMONIE TOWNSHIP

Monday, February 12 at 6:00pm
held at Wells County 4-H Community Center, Bluffton, IN • Online Bidding Available



164± acres
Offered in 8 Tracts
or Combinations

SCHRADER THE ORIGINAL MULTI-TRACT AUCTIONS
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- Productive Tillable Land
- Professionally Designed and Stocked Pond
- Recreational Woods
- Newer Tree Plantings with Conservation Grasses
- Potential Country Building Sites

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Auction Managers
Jerry Ehle 260.410.1996
Steven C. Coil 260.446.2037
#AU19300123
#AU12300065

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
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PRISTINE LAND HUNTINGTON COUNTY, IN SALAMONIE TOWNSHIP

Auction *Monday, February 12 at 6:00pm*

Online Bidding Available

OPEN HOUSES/INSPECTION DATES:
Saturday, January 13 from 10am-1pm
Monday, February 5 from 3-5pm
Meet Auction Manager on site or call for a private showing.

PROPERTY LOCATION: 6332 S 600 E, Markle, IN 46770
 Located on S 600 E between State Road 124 and E 700 S.
AUCTION LOCATION: Wells County 4-H Community Center
 1240 4-H Park Rd, Bluffton, IN 46714

164± acres
*Offered in 8 Tracts
 or Combinations*

- Productive Tillable Land • Professionally Designed and Stocked Pond
- Recreational Woods • Newer Tree Plantings with Conservation Grasses
- Potential Country Building Sites

A fabulous opportunity to acquire a large amount of pristine land in Huntington County, IN. This property is 164± acres, consisting of 60± DCP Cropland acres per FSA, 40± wooded acres fronted by conservation wetlands and food plots and another 40± acres of newer tree plantings with conservation grasses. This property is located a short distance from Markle, IN and Bluffton, IN and has abundant road frontage on both State Road 124 and South 600 East. This property is fenced along South 600 East and has been methodically developed and professionally maintained for wildlife preservation since 2011! Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural setting for an Executive Estate with established wildlife, do not miss this opportunity to bid on a fabulous property in Huntington County! This property can also be an investment for a Conservation Organization desiring to maintain the trees, water, and preservation of wildlife!



TRACT 1: 22± Acres with Potential Building Site! With road frontage on South 600 East, this tract offers a nice mix of productive tillable land and recreational woods. The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 1 & 2 for 57± acres in Huntington County!

TRACT 2: 35± Acres with Potential Building Site! With road frontage on South 600 East, this tract offers a potential building site and recreational woods. The soil is a mix of Pewamo silty clay loam and Blount silt loam. Enjoy a walk in the woods on this tract! Combine Tracts 1 & 2 for 57± acres, which encompasses 40± wooded acres in Huntington County!

TRACT 3: 34± Acres with Pond! With road frontage on South 600 East, this tract includes a 2.5± acre professionally designed and stocked pond and a pristine setting with a potential building site! Enjoy wildlife viewing and feeding the catfish on this tract! The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 2 & 3 for 69± acres in Huntington County!

TRACT 4: 21± Acres with Potential Building Site! With road frontage on South 600 East, this tract contains productive tillable land with a potential building site! The soil is a mix of Pewamo silty clay loam and Blount silt loam. Combine Tracts 1, 2, 3 & 4 for 112± acres in Huntington County!

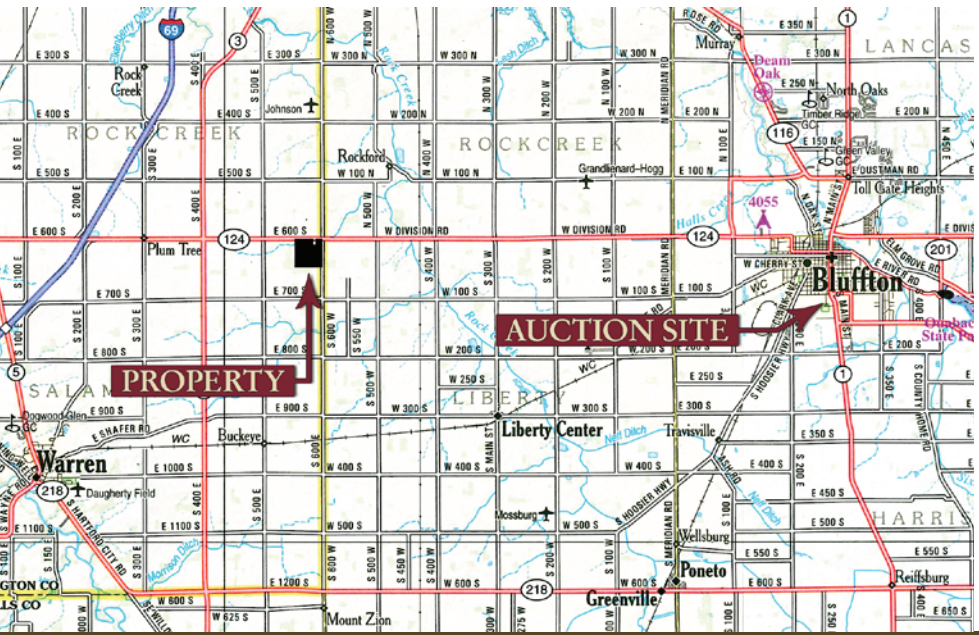
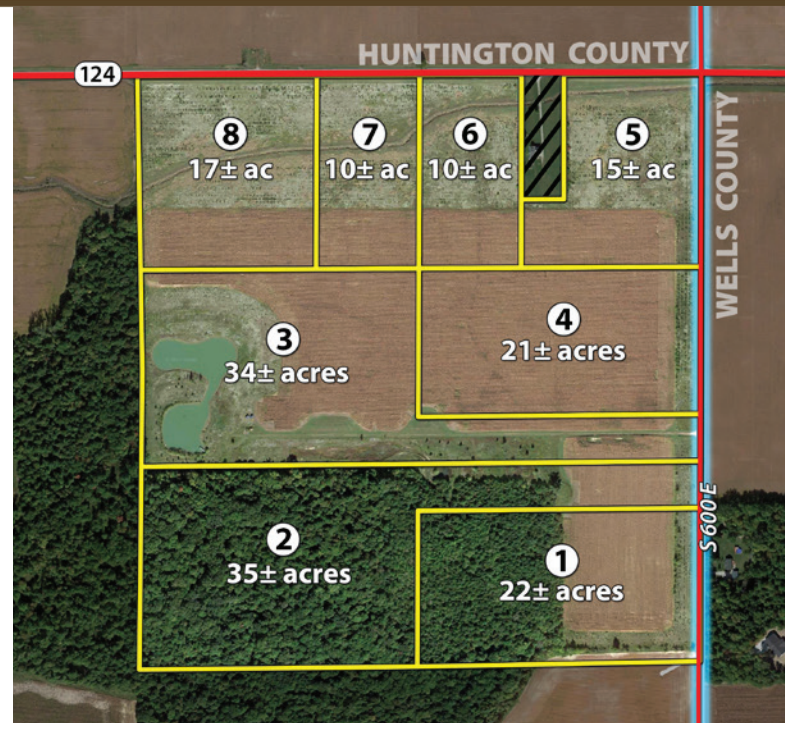
TRACT 5: 15± Acres with Potential Building Site! With road frontage on South 600 East and State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam with a touch of Del Rey-Blount silt loam. Imagine the endless possibilities of this tract with frontage on two roads in Huntington County!

TRACT 6: 10± Acres with Potential Building Site! With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Combine Tracts 5 & 6 for 25± acres in Huntington County!

TRACT 7: 10± Acres with Potential Building Site! With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Combine Tracts 6 & 7 for 20± acres in Huntington County!

TRACT 8: 17± Acres with Potential Building Site! With road frontage on State Road 124, this tract contains a newer tree planting with conservation grasses and productive tillable land. The soil is mostly Blount silt loam. Enjoy wildlife viewing on this tract! Combine Tracts 5, 6, 7 & 8 for 52± acres in Huntington County!

OWNER: Daniel E. Schloss and Elizabeth L. Burchfield (f/k/a Elizabeth L. Schloss) and the Estate of Meshell L. Schloss



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in eight (8) individual tracts, any combination of tracts and as a total 164± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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, 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. The terms of this agreement and 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 and 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 Huntington 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 March 28, 2024.

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, 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.

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

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