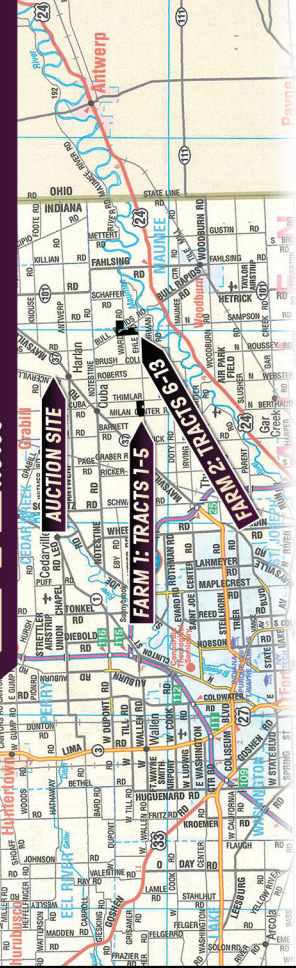


2 Farms 1 Auction: MONDAY, FEBRUARY 26 • 6PM

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725



212±
acres



Offered in 13 Tracts or Combinations*
*Bidding will not be allowed on any tract combination that includes all or any part of Farm 1 combined with all or any part of Farm 2

East Allen County

LAND AUCTION

Auction Held at Harlan Christian Community Center
12616 Spencerville Road, Harlan, IN

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		



AUCTION MANAGER: Jerry Ehle • 260.410.1996
#AU19300123, #AC63001504

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2 Farms 1 Auction: MONDAY, FEBRUARY 26 • 6PM

Farm 1



212±
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Farm 2



East Allen County

LAND AUCTION

Auction Held at Harlan Christian Community Center
12616 Spencerville Road, Harlan, IN

- Level Productive Tillable Acres
- Lots of Road Frontage
- Potential Farm Sites
- Both Farms Located Between Milan Center & Harlan with Frontage Along Milan Center Road, Ehle Road, Thimlar Road, Ward Road & Bull Rapids Road
- Both Farms Offered Simultaneously
- Farms Cannot Be Combined!



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Farm 1

212±
acres

Offered in 13 Tracts or Combinations*
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Farm 2

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

ONLINE BIDDING AVAILABLE

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2 Farms 1 Auction: MONDAY, FEBRUARY 26 • 6PM

East Allen County LAND AUCTION

Auction Held at Harlan Christian Community Center
12616 Spencerville Road, Harlan, IN

FARM 1 - 75.5± ACRES OFFERED IN 5 TRACTS OR COMBINATIONS
Near 15729 Ehle Road, New Haven - Located Just 1 Mile North of Milan Center on Doty Rd.

TRACT 1 - 25± ACRES: This tract is level w/ approximately 800' of road frontage along Ehle Road & 1300' along Thimlar Rd. There is the large open ditch the full length of the Thimlar Rd frontage. The soils are a combination of Haskins loam & Hoytville silty clay w/ a pocket of Rensselaer silty clay to the north.

TRACT 2 - 10± ACRES SWING TRACT: This tract lies behind the improvements along Ehle Rd. It is 500' in width & over 800' in depth. Combine this tract w/ either Tracts 1 or 3 to add additional pasture or tillable land.

TRACT 3 - 22± ACRES: This tract has over 700' of road frontage along Ehle Road & runs back over 1300' in depth. The soils are a combination of Haskins loam & Hoytville silty clay.

TRACT 4 - 11± ACRES: This tract has approximately 500' of road frontage along Ehle Rd. The west property line is an open ditch to the back. Again, the soils are Haskins & Hoytville w/ some Nappanee silt loam. This would be a great potential small building site w/ additional pasture to the back.

TRACT 5 - 7.5± ACRES: This tract has approximately 1000' of road frontage along Milan Center Road.

FARM 1 SELLER: Heirs To Don & Barbara Ehle Estate

FARM 2 - 137± ACRES OFFERED IN 8 TRACTS OR COMBINATIONS*
Near the Intersection of Ehle Rd, Bull Rapids Rd & Ward Rd - Just 2 Miles East of Farm 1 on Ehle Rd.

*Tract Numbers will Continue from Farm 1, However, Tracts Cannot be Combined Between Farms.

TRACT 6 - 12± ACRES: This tract has approximately 400' of road frontage along Ward Rd & runs back over 1300'. The soils on this tract are mostly Hoytville silty clay w/ a small pocket of Nappanee silt loam in the front.

TRACT 7 - 12± ACRES: This tract also has approximately 400' of road frontage along Ward Rd & has the same depth of Tract 6. These two tracts would be great potential small farm sites or combine for a 24± acres site!

TRACT 8 - 23± ACRES: This tract has nearly 800' of road frontage along Ward Rd & also runs back the same distance as Tract 7 & 8. The northwest corner is cut out by Tract 9 coming in from the west. Combine w/ Tract 9 for access off of both roads. The soils on this tract are mostly all Hoytville silty clay.

TRACT 9 - 9± ACRES: This tract has approximately 400' of road frontage along Bull Rapids Road. It runs west to east over 1000 feet. The soils are Haskins silt loam towards the road then becomes mostly Hoytville to the east.

COMBINE TRACTS 6-9 FOR NEARLY 60± ACRES OF QUALITY TILLABLE LAND!

TRACT 10 - 17± ACRES: This tract lies on the west side of Bull Rapids Rd & has approximately 1400' of road frontage along Bull Rapids Rd & approximately 1400' along Ward Rd as it goes west. The soils are mostly Haskins loam.

TRACT 11 - 11± ACRES: This tract has over 400' of road frontage south along Ward Rd & runs approximately 1000' deep. The soils are mostly Hoytville silty clay loam.

TRACT 12 - 11± ACRES: This tract also has nearly 400' of road frontage along Ward Rd & runs approximately 1000' deep. The soils are mostly Hoytville w/ a small patch of Nappanee silty clay loam.

COMBINE TRACTS 11 & 12 FOR APPROXIMATELY 22± ACRES OF GOOD, PRODUCTIVE LAND OR A BEAUTIFUL POTENTIAL FARM SITE!

TRACT 13 - 42± ACRES: This tract has approximately 500' of road frontage along Ehle Rd along w/ a small 50' access east of the woods. This tract wraps around the woods & runs back over 1500'. It lies south & adjacent to Tracts 11 & 12. Combine all three of these tracts for approximately 64 acres of prime productive land. The soils are a combination of Hoytville, Haskins, w/ some areas of Nappanee silt loam.

COMBINE TRACTS 11-13 FOR NEARLY 65± ACRES OF QUALITY TILLABLE LAND! PARTS OF TRACTS 11 & 12 HAVE RECENTLY HAD LIQUID MANURE INJECTED INTO THE GROUND.

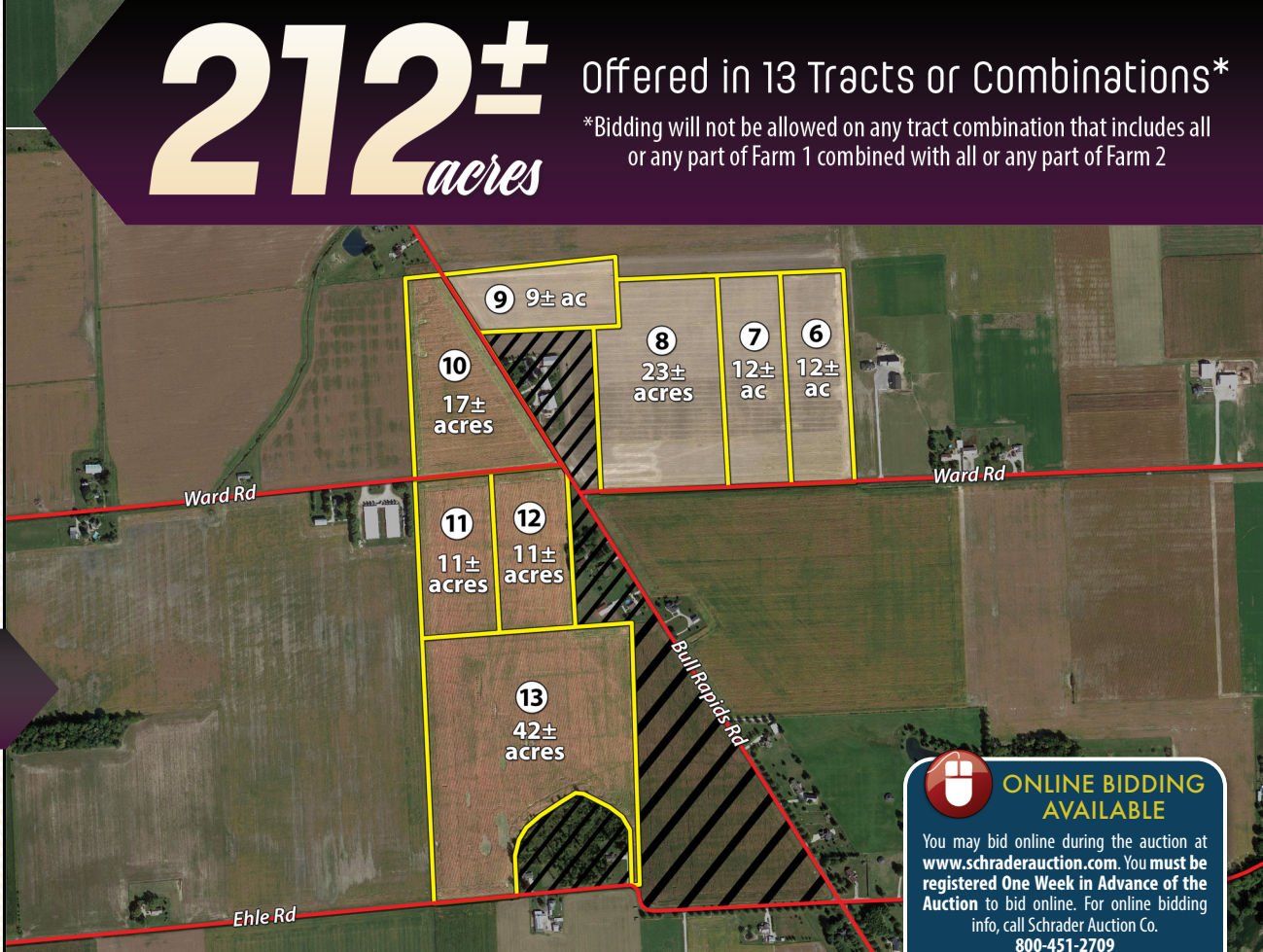
FARM 2 SELLER: The Gene G. Fuelling Revocable Trust, The Barbara M. Fuelling Revocable Trust

AUCTION MANAGER: Jerry Ehle • 260.410.1996



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212± acres

Offered in 13 Tracts or Combinations*

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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



INSPECTION DATE: Saturday, February 10 • 10am-1pm. Meet with a Schrader Representative on Tract 1 to preview the property & receive additional information **OR** call Auction Manager for walk-over inspections (260.410.1996)

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 13 individual tracts, or combinations of tracts. *Tracts 1-5:* Bidding will be permitted on individual tracts & any combinations of any two or more tracts, subject to Swing Tract rules on Farm 1. *Tracts 6-13:* Bidding will be permitted on individual tracts & any combinations of any two or more tracts on Farm 2. There will be open bidding on any individual tracts & combinations on those farms until the close of the auction. Tracts between Farms may not be combined. The property will be bid in the manner resulting in the highest total sale price on each Farm.
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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**
APPROVAL OF BID PRICES: Sellers reserve the right to reject any & all bids.
DEED: Seller shall provide a Warranty Deed(s) & Owner's Title Insurance Policy on Farm 1, & a Trustee's Deed(s) & Owner's Title Insurance Policy on Farm 2.
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 & Seller.
POSSESSION: Possession is at closing. Buyer(s) will receive immediate farming rights after the closing.
REAL ESTATE TAXES: Sellers shall pay all 2023 taxes due in 2024 & the 2024 taxes due in 2025 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 & 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 & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.
TRACT MAPS, ACRES: Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & 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 & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & due diligence concerning the property. Tract acreage has been estimated based on County Tax records, & aerial photographs. The information contained in this brochure is subject to operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**