

East Allen County LAND AUCTION

3.5 MILES NORTHEAST OF HARLAN, IN • SCIPIO TOWNSHIP

87.5± acres

Offered in 5 Tracts or Combinations

- Level Tillable Land
- Good Productive Soils
- Estate and Farm Sites
- Lots of Road Frontage
- Large Open Ditch for Easy Drainage

Saturday, March 2 at 11:00am

held at Harlan Christian Community Center • Online Bidding Available



SCHRADER
REAL ESTATE & AUCTION
7009 N River Rd
Fort Wayne, IN 46815
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SCHRADER CORPORATE OFFICE

PO Box 508, 950 N Liberty Dr, Columbia City, IN
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.

866.340.0445
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Auction Terms & Conditions:

PROCEDURE: The property will be offered in FIVE (5) individual tracts, any combination of tracts and as a total 87.5± acre unit. There will be open bidding on all tracts and combinations, SUBJECT TO SWING TRACT RULES, 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).

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.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before April 5, 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 SALETAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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TRACT 1: 13± ACRES – This tract has road frontage along both Killian and Knouse Roads. There is approximately 1,000 feet of frontage along Killian Rd and approximately 600 feet along Knouse Rd. The contour slopes up in the center of this tract for a beautiful potential home site. The south border is the large open drain. The soils are Rensselaer silty clay loam to the north and Mermill complex to the south with a band of Oshtemo fine sandy loam through the center.

TRACT 2: 6.5± ACRES, SWING TRACT – This tract is a swing tract meaning that it can only be bid on by the adjacent land owner or in combination with another tract that has road access. The soils are a combination of Rensselaer, Mermill complex, and Oshtemo fine sandy loam. The south border is the large open ditch. Combine with either Tracts 1 or 3 for additional acres!

TRACT 3: 13± ACRES – This tract has approximately 1,200 feet of road frontage along Knouse Rd and runs back nearly 700 feet at the deepest. The large open drain runs diagonally as the south border. The soils are mostly Whitaker loam to the north and Rensselaer silty clay to the south.

TRACT 4: 20± ACRES – This tract has approximately 400 feet of road frontage along Killian Rd. It runs to the east approximately 1,200 feet. The north border is the large open drain. The soils are a combination of Hoytville silty clay and Whitaker silt loam and Haskins loam.

Combine Tracts 4 and 5 for a beautiful 55± acre farm with access off of both roads!!

TRACT 5: 35± ACRES – This tract has approximately 150 feet of road access off of Knouse Rd. The remainder of the north border is the large open drain. The tract runs back approximately 1,400 feet in depth. The soils are a combination of Martinsville loam to the north and then Rensselaer and Haskins towards the middle and south.



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SELLER:
Hyrule Holdings, LLC

AUCTION MANAGER:
Jerry Ehle • 260.410.1996

PREVIEW DATES:

Saturday, February 17
from 10am – 1pm

Meet a Schrader Representative
along Tract 1 or call Jerry Ehle
for walk-over permission.



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