

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in FOUR (4) individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 46+/- 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).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before December 6, 2024.

POSSESSION: Buyer(s) shall receive possession at closing, subject to the tenant farmer's 2024 crop. Seller to retain all income from 2024 crop.

REAL ESTATE TAXES: The Seller shall pay the 2024 Real Estate taxes due in 2025, the Buyer(s) shall pay all thereafter.

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.



REAL ESTATE Auction

46± Offered in 4 Tracts or Combinations

DEKALB COUNTY • ST. JOE, IN



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

7009 N. River Rd, Fort Wayne, IN 46815
CORPORATE HEADQUARTERS: 950 N. Liberty Dr.,
Columbia City, IN 46725 • 800-451-2709

AUCTION MANAGER:
JERRY EHLE, 260-410-1996

AC63001504, AU19300123

260-749-0445 | 866-340-0445
SchraderFortWayne.com

NOVEMBER 2024

SUN	MON	TUE	WED	THU	FRI	SAT
					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	30

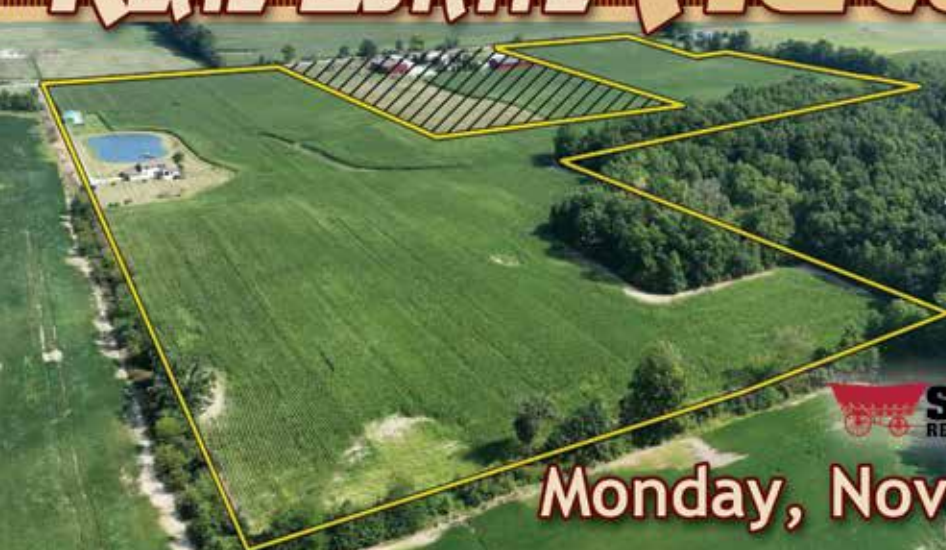
DEKALB COUNTY • ST. JOE, IN

REAL ESTATE Auction

Offered in 4 Tracts or Combinations

46±

acres



Spacious Custom Built Private Country Home with Full Walk-Out Basement, Pole Barn, Large Pond set upon 46± Acres, of mostly Tillable Land Plus a Few Acres of Wooded Hunting and Recreation Land!

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

260-749-0445 | 866-340-0445
SchraderFortWayne.com

Monday, November 4th • 6:00pm



TRACTS 1-4



TRACT 1



TRACT 1



TRACT 1

DEKALB COUNTY • ST. JOE, IN

REAL ESTATE Auction

Offered in 4 Tracts or Combinations

Monday, November 4th • 6:00pm

46[±] acres

PROPERTY ADDRESS: 7372 County Road 56, St. Joe, IN. (Located 1.3 Miles East of SR 1).

AUCTION LOCATION: Auction will be held at The Spencerville Community Center, 5629 County Road 68, Spencerville, IN.

TRACT DESCRIPTIONS:

TRACT 1: A BEAUTIFUL CUSTOM BUILT, 2 BEDROOM HOME WITH POTENTIAL OF 4 BEDROOMS, & 4 FULL BATHS! Tract 1 is 16± acres! This home was designed & built by the owner to fit the beautiful rolling terrain of the land! Enter the front door through the covered front porch. The porch overlooks the pond below! The family room has stairs to the upper loft & second bedroom with full bath. Stairs from the family room down to the finished lower level.

The dining room off of the front room has beautiful original built-in oak floor to ceiling china cupboard. There is gorgeous hardwood oak flooring. The dining room then opens in to the kitchen. The kitchen has custom cupboards and tile flooring. Spacious laundry/utility room off of the kitchen. The real gem of the home is the 5 sided 4 season room overlooking the gorgeous views towards the woods & back of the farm. There is a double sided gas log fireplace between the dining room & the 4 season room.

There is an entrance outside off of the 4 season room onto a wrap-around deck to the front & back. Envision your mornings or evenings on this deck taking in the beautiful views this property affords! There is also a full bath off of the 4 season room.

The spacious main bedroom is also on the main floor with walk-in closet & its own bath with tub, shower & vanity!

The lower level is finished with rustic barn siding & rustic beams throughout, along with a wet bar with lots of space for entertaining!! A back storage room ready for canned goods or additional storage. The home is heated & cooled with Geothermal Climate Master Genesis furnace, with an Aqua Systems water conditioning system. The electrical is 200 amp & has electric hot water heater. There is a 30 x 48 pole barn with sliding doors on each end and service door. Located in front of the home is a beautiful ½ acre stocked pond with sand beach and pier. The pond has been serviced by Pond Champs!

With approximately 13± tillable acres, this tract lends itself to pasture for livestock or maintain grain or hay farming practices.



OPEN HOUSE DATES TO PREVIEW THE PROPERTY ARE:
SUNDAY, OCTOBER 6th • 2-4PM
MONDAY, OCTOBER 21st • 4-7PM
Or Call Office for Private Showing.

TRACT 2 - "SWING TRACT": 12± ACRES. Tract 2 is a Swing Tract, meaning it can be bid on separately only by adjacent land owners or in combination with a tract that has road access. This tract has approximately 9± acres of tillable land & the remaining 3± acres is a wooded recreation piece. This is a great deer & turkey thoroughfare! The soils are mostly Blount silt loams.

TRACT 3 - "SWING TRACT": 3± ACRES. This tract lies in the middle of the farm with no access. Again, it can be bid on separately by an adjacent land owner or in combination with a tract with road access. This tract has mostly tillable with some of the tree growth to the south.

COMBINE TRACTS 1-3 FOR A FANTASTIC 31± ACRE MINI FARM WITH EXCELLENT HUNTING & RECREATION!!

TRACT 4: 15± ACRES. This tract offers an awesome potential building site with room for mini farm & recreation! The contour is fairly level with a slight rise toward the back. The soils are mostly Morley silty clay towards the back & a mixture of Morley silty clay & Glynwood & Rensselaer loams in the front.

IMPORTANT AUCTION MANAGER'S NOTE: This entire property has been Platted with the Dekalb County Plan Commission as Hartland Subdivision. If the property sells in more than one tract, AND if a buyer of a split intends to build, then that person would need to vacate the current platted subdivision and apply to RePlat the property. Be it known also, that all buyers of any part of this property will agree to cooperate in the Replat process.

Any questions regarding the Vacating and / or RePlatting process should be directed to the Dekalb County Plan Commission. ALSO, there is a 150' County Regulated Drain Easement that crosses the front of Tract 1 and also crosses Tract 4 towards the front.



TRACT 1



TRACT 1

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. 800-451-2709.

SCHRADER
REAL ESTATE & AUCTION

SELLER: CHRIS HARTMAN AND THE LATE FRANK HARTMAN
AUCTION MANAGER: JERRY EHLE, 260-410-1996

260-749-0445 | 866-340-0445 | SchraderFortWayne.com