

Allen County, IN

Woodburn Farm Land

AUCTION

30.8± acres

in 2 Tracts
or Combination

Productive Tillable Land
Potential Mini Farm Or
Building Sites

Monday, November 11th • 6pm

AUCTION LOCATION: Woodburn Community Center,
22651 Main Street, Woodburn, IN 46797

LAND LOCATION: 25000 GORE ROAD, WOODBURN,
IN 46797. From State Road 101, take Maumee Center Road
east to Gustin Road, turn left and follow to Gore Road.

TRACT DESCRIPTIONS:

TRACT 1: 15.4± ACRES, This tract has significant road
frontage along Gore Road. The tract is level and backs up
to new U.S. 24. The soils are a combination of Hoytville
and Nappanee silt loams.

TRACT 2: 15.4± ACRES, This tract also has significant
road frontage along Gore Road. This tract is also level and
backs up to new U.S. 24. The soils are a combination of
Nappanee to the
south and more
Hoytville silty clay to
the north.



Preview:
Tuesday, October 29th • 4-7pm
Meet a Schrader Representative at the Farm



SELLER:
ESTATE OF MARIAN KUEHNERT
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. -
800-451-2709.



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AUCTION TERMS & CONDITIONS: Kuehnert

PROCEDURE: The property will be offered in two (2) individual tracts, and as a total 30.8± acre unit. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on tracts, and the combination 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 December 13, 2024.

POSSESSION: Buyer(s) shall receive possession at closing, subject to soybean crop.

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.

BUILDING SITES: For purposes of building sites, all tracts are being offered as non-reviewed sell-offs by the Allen County Plan Commission. It will be the Buyer's responsibility to apply for any Building permitting required by the Allen County Plan Commission, Allen County Building and Health Departments.

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.



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

**AUCTION MANAGER:
JERRY EHLE,
260-749-0445**

Jerry W Ehle, AU19300123 • Schrader Real Estate and Auction Company, Inc., AC63001504



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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

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