

Auction

Luxury HOME, BARN & LAND
DeKalb County, Indiana

MONDAY, NOVEMBER 18 AT 6:00PM

held at Spencerville Community Center • Online Bidding Available

17.5± SCENIC acres
IN 3 TRACTS OR COMBINATIONS



- Over 4,000 sq. ft. Contemporary Design Home
- 40' X 60' Barn
- Wildlife And Recreation Land
- Potential Scenic Building Site
- St. Joseph River Frontage



866.340.0445 • SchraderFortWayne.com

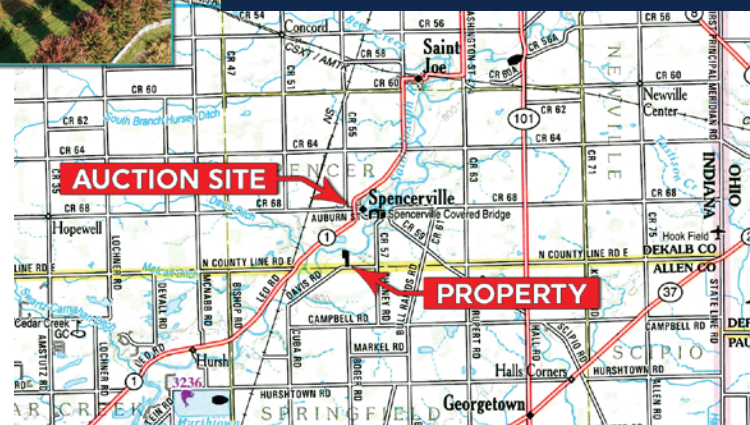
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INSPECTION DATES:
SUNDAY, OCTOBER 27
2:00 - 4:00 PM
SATURDAY, NOVEMBER 2
10:00 AM - NOON



TRACT 1: Contemporary Design Home with Several Custom Amenities, a 40' X 60' Barn with 2nd Floor Balcony, Set Upon 6.5± Acres

Step into this stunning, Frank Lloyd Wright-inspired two-story home, where modern design meets functional luxury. Enter through a beautiful foyer to the center of the home. The chef's dream kitchen is a true highlight, featuring huge separate but side by side stainless steel refrigerator and freezer, stainless stove / oven, with hanging pot rack, custom solid maple cabinetry with embedded natural grass resin panels and quartz and crushed glass kitchen countertops. The kitchen also features a very large walk-in pantry and spacious food prep area. There is bar seating, under-cabinet lighting, and can lights throughout. Just off the kitchen, you'll find a cozy dining or sitting area that opens to the patio, perfect for outdoor entertaining. The kitchen and nook area has wall-mounted TV, luxury vinyl flooring and custom wall tile. The home's thoughtful layout offers privacy and convenience with glass doors leading from the kitchen to the hallway and family room. The expansive first-floor master suite boasts custom built-in cabinets, ceiling fan, a large walk-in closet, a wall-mounted TV, and a sliding door that leads directly to the patio. The master bath is equally luxurious with two separate vanities, a pocket-door entrance, a walk-in shower, and a private toilet area. A second main floor bathroom is available for guests, complete with shower, vanity, and toilet.

This home also features a formal dining room with built-in glass-front china cabinets. There is a large southern exposure window in the dining room. The spacious family room is centered around a beautiful wood-burning high efficiency fireplace with duct work to circulate the heat throughout the house. The fireplace front is curly wormy maple tongue and groove paneling above the black marble mantle. There are custom cabinets for electronics providing use as a home theater. There are a total of 14 stereo speakers built into 5 rooms. The main floor also has the large laundry room with built-in cabinetry and a utility sink. There is a clothing port from master bath to laundry room. There is a front den off of the main entrance for use as a study or office or could be made in to additional bedroom, and there is another full bath.

On the second floor, a large rec room awaits, with commercial grade carpeting for comfort and equipped with a sliding patio door that opens to a small balcony overlooking the entire back of the property. Enjoy the bonus of an unfinished storage room with two knee-wall closets. For ultimate convenience, a wheel chair accessible elevator connects the rec room to the three-car attached garage.

There is plenty of space to add bedrooms on the 2nd floor. Plumbing has been run to 2nd floor, making it easy to add a 4th bath. The home is equipped with a monitored security system, video doorbells on each door, and security cameras, ensuring peace of mind.

The property also includes a 40' x 60' metal barn with balcony for 2nd floor storage. The flooring is 6" reinforced slab with foundation. The barn has a large overhead garage door, electric opener, and solid wood stairs leading to the mezzanine. The barn is complete with storage areas, finished workshop rooms with heated half bath and hot water heater. Mini splits provide heat and cooling, making these shop areas an ideal space for projects and hobbies or small business. There is a hot and cold faucet and drain for washing vehicles, tractors, and implements. There is internet connection in the barn with commercial grade internet switch.

A 48' self-supporting tower behind the house is equipped with TV, internet, and HF/VHF/UHF amateur radio antennas. A 56' self-supporting tower behind the barn is equipped with HF/VHF/UHF amateur radio antennas.

The landscape of the home boasts 1 1/2 acres in native prairie mix of wildflowers and grasses. There are 6 water hydrants throughout the property. There are several large hedges consisting of junipers, Norway spruce, and mixed pines.

The septic has been approved for 4 bedrooms. There is an owned 1,000 gallon propane tank behind the barn to run backup the generator, kitchen stove, and back porch grill.

Go to website for complete listing of all of the home's mechanicals, additional electronics, and detailed specific items about the home and grounds! Too many to list here!!

TRACT 2: 7± Acres tillable and wooded acres and river frontage.

This tract has approximately 3 acres of tillable with the balance being wooded. This tract will have a 40' owned access from the road. This tract provides a gorgeous potential building site on the higher elevation point in the center. The back drop would be the wooded acres along the St. Joseph River. There is nearly 400 feet of river frontage on this tract with a permit for a canoe launch to be constructed. Ask Auction Manager for specifics of the permit.

TRACT 3: 4± Acres "Swing Tract"

This tract has approximately 250 feet of river frontage along St. Joseph River. This tract contains a large ravine that starts from the center of Tract 2 and runs back to the river. It is mostly wooded with a small amount of tillable land. It is a SWING Tract meaning that it can only be bid on separately by the adjacent land owner or in combination with Tract 2.

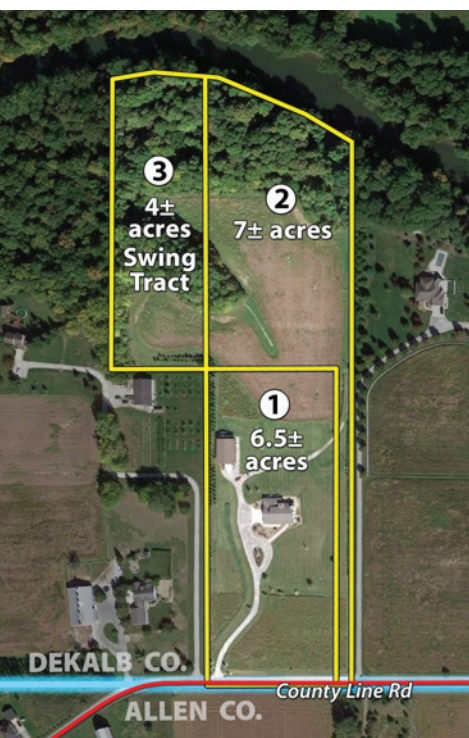
PROPERTY LOCATION: Spencer Township, 5581 CR 72, Spencerville, IN

DIRECTIONS: Located on the boundary of Allen County and DeKalb County, Take Cuba Rd north of Grabill to Davis Rd, and follow to property. Davis Rd becomes CR 72.

AUCTION LOCATION: Spencerville Community Center, 5629 Cr 68, Spencerville, IN



AUCTION MANAGER NOTE: This home originated from a Taliesin Fellow's sketch specifically for this site, which was then modified/designed by the owner, architect Jerry McArdle, and the builder Steve McDaniel. Every extra detail was put in to this home. Lots of additional engineering in to the soils, the foundation, the construction and finish work. Many additional features too numerous to mention in both the home and the barn. Plan to attend one of the Previews to learn about this property. This is a once in a lifetime opportunity to bid on such a desirable home with equally attractive property and location!



Auction Terms & Conditions:

PROCEDURE: The property will be offered in three (3) individual tracts, any combination of tracts, subject to Swing Tract Rules, and as a total 17.5± 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: \$25,000 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 31, 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.

Owner: Brink, Lynnette K., Trustee of the Lynnette K. Brink Revocable Living Trust under Agreement

Auction Manager:
Jerry Ehle • 260.410.1996

866.340.0445 • 260.749.0445

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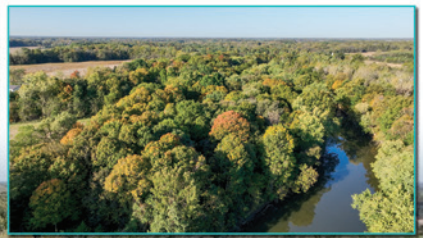


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Online Bidding Available

You may bid online during the auction at
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One Week in Advance of the Auction to bid online.
 For online bidding information, call Schrader
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