

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$10,000 down payment on the day of auction. 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, & 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.

EVIDENCE OF TITLE: Seller shall provide a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.

ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: New survey has been completed.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & con-

ditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Calvin & Janet Hoffman
REAL ESTATE AUCTION
Saturday, January 11 • 11am | Hoagland, IN

AUCTION MANAGER: Mike Roy • 260.437.5428

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11.6± Acre Country Estate

• Mini Farm Estate Potential • Beautiful Restored Turn of the Century Farm House



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• Mini Farm Estate Potential • Beautiful Restored Turn of the Century Farm House

Calvin & Janet Hoffman

REAL ESTATE AUCTION

Saturday, January 11 • 11am | Hoagland, IN



INSPECTION DATES: Sun, Dec. 22 & 29 • 2-4pm

This Hoagland country estate offers a beautifully preserved farmhouse that has been cherished by the Hoffman family since 1955. This homestead originally was settled in 1838 and this home was believed to have been built in 1889 and Calvin's ancestors, The Hobrocks moved here in 1899.

The home boasts a blend of classic charm and modern conveniences, featuring 3 spacious bedrooms, 1.5 bathrooms, and a full dry basement. The interior showcases exquisite restored oak woodwork, including a built-in china cabinet, pocket door, and hardwood doors and trim.

Secluded Country living close to small town America!

- Spacious country kitchen with solid wood, modern, Madison cabinets. Appliances stay. Office area with desk off the enclosed back porch.
- Large dining room with exquisite oak woodwork, built in china hutch with leaded glass doors and a large walk in butlers closet.
- Large sitting room with enough area for family gatherings and a bay window overlooking the front drive.
- Front parlor with large oak pocket door and period light fixture. This room also opens to the front porch.
- The second floor features 3 ample sized bedrooms and large full bathroom.
- Open front porch wraps the entire front of the home and an enclosed back porch makes for an inviting entrance and mudroom area.
- 24' x 28' modern style garage.
- Full dry basement with separate outside entrance has utility areas, as well as a root cellar, and gas forced air furnace with wood burning supplemental furnace.
- Nearly 10± acres of woodland that features a large pond/wetland area and an abundance of wildlife. There is a small area of tillable land adjacent to the woods.
- An owned, long driveway connects this estate to Minnich Rd.

SELLERS: Calvin F. & Janet L. Hoffman

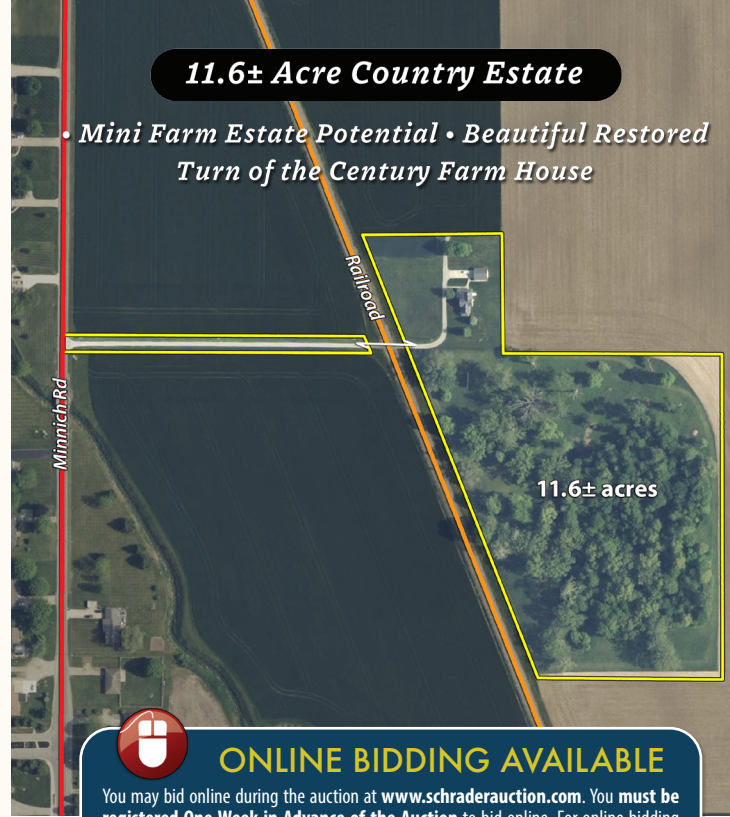
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• Mini Farm Estate Potential • Beautiful Restored Turn of the Century Farm House



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.



AUCTION LOCATION: Hoagland Community Park

Center, 11302 Hoagland Rd, Hoagland, IN 46745

PROPERTY LOCATION: 14115 Minnich Rd, Hoagland, IN 46745

