

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 33± acre unit. There will be open bidding on all tracts & combinations, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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, & 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 & 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 approximately 30 days after the auction.

**POSSESSION:** Immediate possession at closing.

**USDA:** There is a USDA filter strip program through 2031.

**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, & 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.

**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

**SURVEY:** There has been a new survey ordered. The cost of the survey will be split (50:50) between the Seller & Buyer(s).

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**AGENCY:** Schrader Real Estate and 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 & conditions 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.**

**Monday, February 3 • 6pm**

**33± acres** Offered in 3 Tracts or Combinations

**AUCTION MANAGERS:**

Jerry Ehle • 260.410.1996  
#RBI4044208, #AU19300123

& Mike Roy • 260.437.5428  
#RBI4049188, #AU08602044

#B0090900079, #B0090700041,  
#C081291723, #AC63001504



**260.749.0445 • 866.340.0445**  
**www.SchraderFortWayne.com**  
**www.SchraderAuction.com**

**Corporate Headquarters:** 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

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**SOUTHERN ALLEN COUNTY FARM AUCTION**

**Monday, February 3 • 6pm**

- Quality Tillable Land
- Great Potential Country Building Sites
- Great Location Near Hoagland, IN
- Public Sewer Access
- Lots of Road Frontage

**33± acres**

Offered in 3 Tracts or Combinations

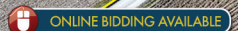


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Monday, February 3 • 6pm

# SOUTHERN ALLEN COUNTY FARM AUCTION

# 33± acres

Offered in 3 Tracts or Combinations



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**TRACT 1 - 19± ACRES:** This Tract has ample frontage on Emanuel Road with the south border being the open ditch. It is primarily Pewamo silty soils with some Blount and Silt loams. There is currently a USDA filter strip along the open ditch.

**TRACT 2 - 8.5± ACRES:** This Tract will make a great potential building site with frontage on Emanuel Road as well as Monroeville Road. It rises slightly in the center and rolls towards to open ditch. It is mostly Blount silt loam soils. It could make a beautiful building site.

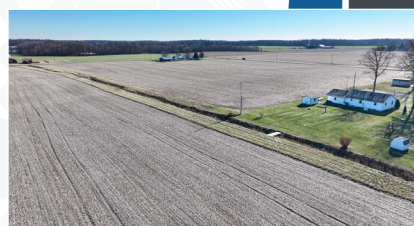
**TRACT 3 - 5± ACRES:** This Tract will be a great potential building site with frontage on Monroeville Road, as well as legal access off Griebel Drive from the west. It has a mix of Glynwood silt loam and Blount silt loam soils. Add to Tract 2 to create a 13± acre mini estate farm.

**AUCTION LOCATION:** Hessen Cassel Community Center - St. Joseph Church (Just off of US 27 near I-469) • 11337 Old Decatur Road, Fort Wayne, IN 46816

**PROPERTY LOCATION:** Located northwest of the intersection of Emanuel Road and Monroeville Road, Hoagland, IN



**INSPECTION DATES:**  
Thu, Jan. 9 from 4-5:30pm



**SELLER:**  
Michael A. & Dawn M. Pope

**AUCTION MANAGERS:**  
Jerry Ehle • 260.410.1996  
& Mike Roy • 260.437.5428

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