

Real Estate AUCTION **63** ± ACRES

Huntington County, IN

WEDNESDAY, MARCH 12 @ 6PM

Offered in 4 Tracts and combinations

PROPERTY LOCATION AND DIRECTIONS: Located on CR 1000 N between CR 400 E and CR 300 E on the North side of the road in Roanoke, IN (look for signs).

Huntington County IN, Jackson Township, Section 10.

AUCTION LOCATION: The auction will be conducted at the American Legion Post 160 located at 1122 N Main St, Roanoke, IN 46783.

TRACT DESCRIPTIONS:

TRACT 1: 8± ACRES of mostly tillable land. This tract has rolling topography and features mostly Morley and Shoals silt loam soils. Road frontage and access along 1000 N. The W.C. McPherron drain runs along the North side of this tract. Excellent building site potential!

TRACT 2: 20± ACRES of mostly tillable land, with some wooded and recreational land in the Northeast corner. This tract has rolling topography and features mostly Morley silt loam, Morley clay, and Blount loam soils. Road frontage and access along 1000 N. The W.C. McPherron drain runs along the East and North sides of this tract. Excellent building site potential!

TRACT 3: 19± ACRES of mostly tillable land. This tract has rolling topography and features mostly Morley silt loam and Blount loam soils. Road frontage and access along 1000 N. The W.C. McPherron drain runs along the South side of this tract. This tract has an approved ditch crossing to access the North side of the tract. Excellent building site potential!

TRACT 4: 16± ACRE - (SWING TRACT). This tract can only be purchased by an adjacent landowner or in combination with auction tracts 1-3. This tract offers a nice mixture of wooded recreational land, brush and tall grasses, and tillable land. The tract offers an abundance of wildlife, with excellent hunting potential (many deer tracks were observed). This tract has rolling topography, with a beautiful high area in the Southern portion. The W.C. McPherron drain runs along the West and South sides of this tract. This tract has approved ditch crossings onto tract 1 and tract 2, creating an excellent opportunity to combine these tracts however you see fit. Excellent building site potential!



INSPECTION:
Please contact Auction Manager to arrange walk over inspections.



AUCTIONEER'S NOTE: This property offers endless possibilities! This property has potential for crop production with farming rights for 2025. There is potential for residential development, with beautiful, scenic views and rolling terrain. The property offers an abundance of wildlife with excellent hunting opportunities for the outdoor enthusiast. Regardless of your wants or needs, this property has it all, be sure to attend this auction!

OWNER: Triple D Acres LLC
AUCTION MANAGER: Jared Sipe, 260-750-1553

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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TERMS AND CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 4 individual tracts, any combination of tracts, and the entirety. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price

through Metropolitan Title Company.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between buyer and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

POSSESSION: Possession shall be the day of closing, with farming rights for the 2025 crop season.

REAL ESTATE TAXES: The 2024 taxes payable in 2025 shall be paid by the seller. The 2025 payable in 2026 taxes shall be prorated to the day of closing based on the most current amount available, with the seller crediting the buyer at closing. Buyer is responsible for all taxes thereafter.

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. Please contact the auction manager to arrange walk over inspections. 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.

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

SURVEY: New surveys will be completed only where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey shall be determined solely by the seller. Seller and successful bidders 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. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

AGENCY: Schrader Real Estate & 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, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits (including driveway, septic, and building permits), and location of utilities. 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



7009 N. River Road,
Fort Wayne, IN 46815

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

**AUCTION MANAGER:
JARED SIPE
260-750-1553**

AC63001504, AU10700099

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and combinations

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MARCH 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
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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	31					

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- Productive Tillable Land
- Wooded & Recreational Land with an abundance of wildlife & hunting potential
- Excellent Potential Building Sites with scenic views & rolling topography
- Excellent Road Frontage & access along CR 1000 N



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