

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in SIX (6) individual tracts, any combination of tracts & as a total 53.5± 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 on or before April 18, 2025.

POSSESSION: Buyer(s) shall receive possession at closing.

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: 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 & 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 & 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 & 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.**

Harlan, Indiana

**53.5±
acres**

**Offered in 6 Tracts
or Combinations**

AUCTION MANAGER:

Jerry Ehle • 260.410.1996
#RB14044208, #AU19300123

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Harlan, Indiana

**53.5±
acres**

**Offered in 6 Tracts
or Combinations**

- Mini Farm Sites
- Country Building Sites
- Productive Tillable Soils
- Immediate Possession Available



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Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
#LC20700176, #C081291723, #AC63001504

East Allen County **LAND AUCTION**
Thursday, March 13 • 6pm

East Allen County **LAND AUCTION**



Thursday, March 13 • 6pm

Harlan, Indiana

53.5±
acres

**Offered in 6 Tracts
or Combinations**

AUCTION LOCATION:

Harlan Christian Community Gymnasium,
12616 Spencerville Rd, Harlan, IN 46743

PROPERTY LOCATION:

On the edge of Harlan, IN. Located north-
east of the intersection of Notestine & Brush
College Rd. Between Notestine Rd & Hamm
Rd, just west of Bull Rapids Rd.



East Allen County LAND AUCTION



TRACT 1 - 7± ACRES: Over 400' of road frontage along Hamm Rd. This tract lies east of the existing hog buildings & the east boundary is the large county ditch. The soils are a combination of Rensselaer silt loam & Whitaker loam. There is some flood plain across the eastern part of this tract.

TRACT 2 - 9± ACRES: This tract has road frontage along Hamm Rd & lies adjacent to the existing hog buildings. The soils are Whitaker loam w/ some Rensselaer silt loam. This Tract also has some flood plain coming off of the ditch to the east.

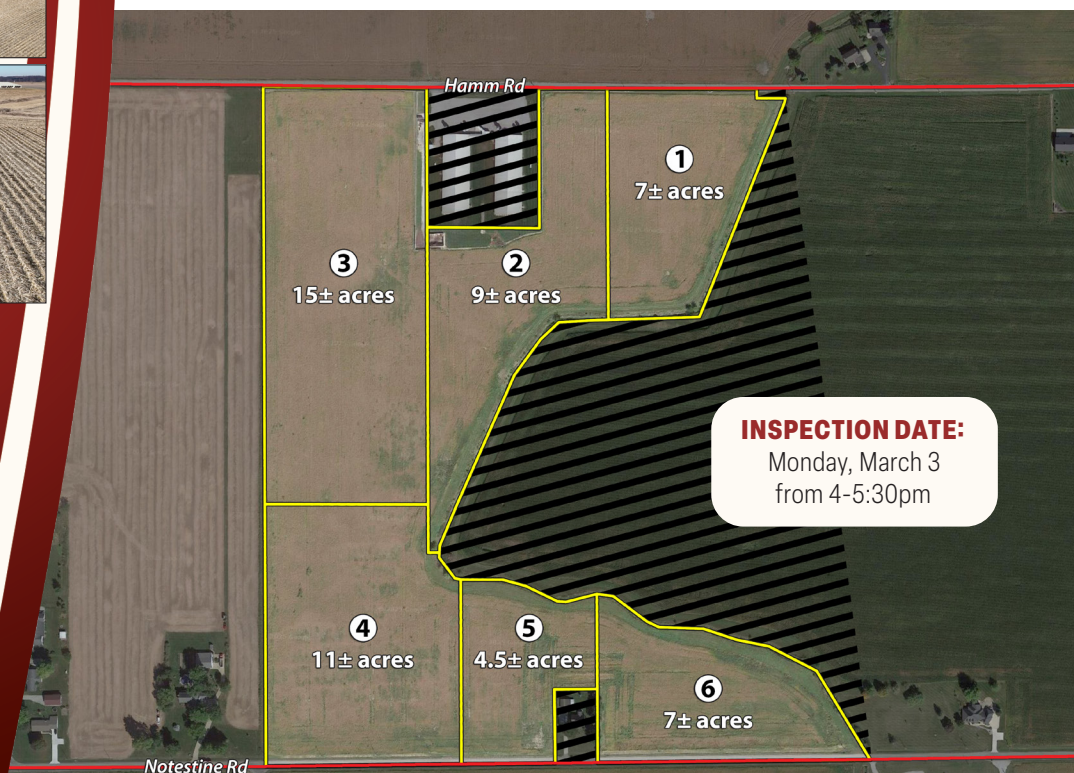
TRACT 3 - 15± ACRES: This tract has considerable road frontage along Hamm Rd & is adjacent to the existing hog buildings. The parcel is deep as it runs to the south. The soils are mostly Whitaker loam w/ some Rensselaer silt loams. There is a small part of flood plain towards the south of the tract. This would make for a great 15± acre mini farm site!!

TRACT 4 - 11± ACRES: This tract has considerable road frontage along Notestine Rd. It lies adjacent & south of tract 3. The soils are a combination of Hoytville silty clay & and some Rensselaer loams. There is a small amount of flood plain across the northeast corner of this tract.

COMBINE TRACTS 3 & 4 FOR NEARLY 26± ACRE FARM!

TRACT 5 - 4.5± ACRES: This tract has frontage along Notestine Rd & runs north to the large county ditch. It has some Hoytville soils mixed w/ some Crosby silt loam. There is flood plain that runs across the top along the edge of the ditch.

TRACT 6 - 7± ACRES: This tract has frontage along Notestine Rd. It runs up against the ditch to the north & east. The soils are mostly Crosby silt loam. Much of this tract is in flood plain. This tract has very productive soil types & would make for a great, easy to get to, hay field.



INSPECTION DATE:
Monday, March 3
from 4-5:30pm

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.

SELLER:
Matt & Jamie Schlatter
AUCTION MANAGER:
Jerry Ehle • 260.410.1996



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