

53±
acres

Offered in 5 Tracts
or Combinations

EAST DEKALB COUNTY LAND AUCTION

Monday, March 24 • 6pm

TIMED ONLINE ONLY EQUIPMENT AUCTION

Lots Begin Closing: Tuesday, March 25 • 5:30pm



Real Estate Auction Managers:

Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208
& Justin Griffin • 260.223.5861 #AU12500017, #RB20000785

Equipment Auction Manager:

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Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725

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- Home w/ Pond
- Prime Building Sites
- Productive Tillable Land
- Woods for Hunting

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- Tractor • Backhoe • Scissor Lift • JD Combine • Heads
- Trucks • Grain Cart • Seed Wagon • Tillage Equipment



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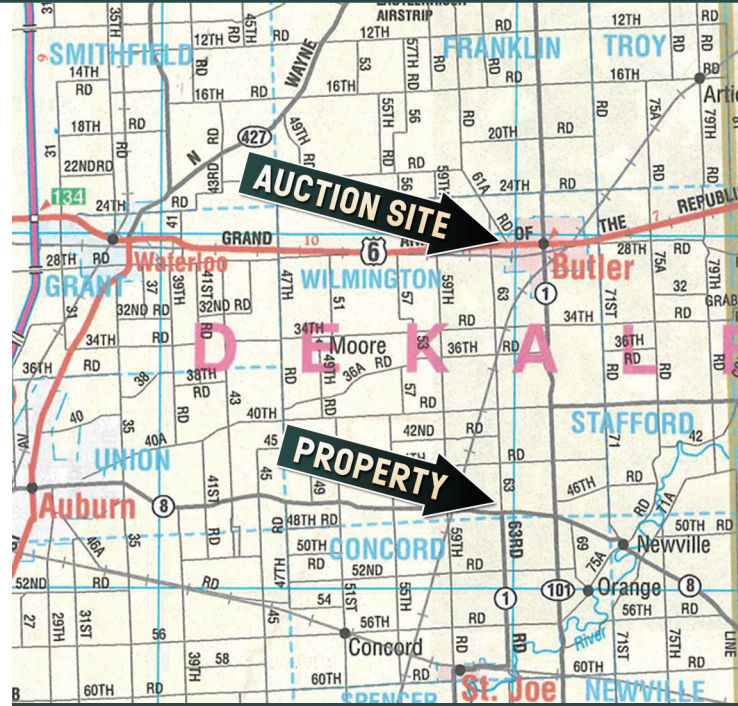
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ONLINE BIDDING AVAILABLE

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: International Monster Truck Museum, 541 W Main St, Butler, IN 46721

PROPERTY LOCATION & LOCATION OF EQUIPMENT: 4812 County Road 63 & State Road 8, Butler IN 46721



INSPECTION DATES:

Tue, Mar. 18 • 4-6pm & Sat, Mar. 22 • 10am-12pm

TRACT 1 - 7.5± ACRES: This tract features a charming 1,596± sq. ft. stucco home with 3 bedrooms, 1 full bathroom, a living room, and a dining room. Additionally, the property includes a 2± acre stocked pond, a scenic hillside, and a wooded area overlooking the water - an excellent potential building site. With its natural beauty and versatility, this tract presents a unique opportunity for a picturesque home.

TRACT 2 - 15± ACRES: Boasting significant road frontage along County Road 63, this expansive tract features high quality farm ground with a mix of Morley silty clay loam, Houghton muck, Pewamo silty clay, and Rensselaer loam soils. While a portion of the land near the ditch falls within a flood zone, it includes a land crossing for easy access to the back field. Ideal for agricultural use or potential investment.

TRACT 3 - 11± ACRES: Positioned along State Road 8, this tract features a picturesque hilltop that could serve as a prime driveway and secluded building site with a wooded backdrop. The land consists of Rawson sandy loam, Houghton muck, and Pewamo silty clay soils. The western portion, featuring dense woodlands, offers excellent hunting and recreational potential. A portion of the tract near the ditch is in a flood zone.

TRACT 4 - 12± ACRES: A potential premium homesite opportunity with 3.5± acres of wooded land creating a natural backdrop for a secluded residence. This tract benefits from dual road frontage along County Road 63 and State Road 8. The soils include Rawson sandy loam, Glynwood loam, and Houghton muck in the wooded area. Whether for potential residential site or investment, this tract offers excellent potential.

TRACT 5 - 7± ACRES (SWING TRACT): Available exclusively to buyers of tracts 1-4, this tract consists primarily of wooded recreational land, plus 1± acre of tillable ground in the northwest corner. This tract enhances the surrounding tracts with additional privacy, scenic beauty, and recreational opportunities. This tract may be bid on only in combination with a tract that has road frontage.

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- TRACTOR • BACKHOE • SCISSOR LIFT**
- JD 4640 Quad Range, 2 remotes, 1000 pto, QH, 18.4-42 10 bolt duals, 14L-16.1SL 4 rib front tires, showing 8,125 hrs
 - JD 710B Turbo Loader Backhoe, 8 spd power shift w/ reverser, shows 3,680 hrs
 - JLG 330CRT Scissor lift, Kubota dual fuel
- JD COMBINE • HEADS**
- JD 9610 combine lots of repairs & updates 30.5-32 tires, 4,147 eng & 3,051 sep hrs
 - JD 920 grain head, good poly
 - JD 643 corn head
 - JD 7000 6 row 30" planter, Yetter no-till fertilizer openers, Precision seed units
 - JD 750 no-till drill, 15' 7 1/2" spacing, 2 pt hitch

- TRUCKS • GRAIN CART • SEED WAGON**
- 1995 GMC Top Kick Cat 3116 w/ Omaha 17' grain bed w/ hoist, sharp truck

- 1998 Ford single axle semi, Cat C12, runs & drives good
- Grain Hopper trailer 24', roll tarp
- Killbros Grain Cart, roll tarp
- Killbros 350 gravity wagon w/ Poly Brush auger on Killbros Gear

- TILLAGE EQUIPMENT**
- JD 15' wheel disc
 - Brady 15' Flail Stalk Chopper
 - JD 6 row cultivator
 - Dunham 14' cultmulcher, solid wheels
 - JD 16' cultmulcher, solid wheels
 - JD 145 4 & 5 btm plows
 - Spra-Coupe sprayer, Perkins diesel, 400 gal tank, 70' boom
 - Knight Slinger 710 manure spreader
 - Flatbed Trailer, 22,000# fifth wheel hitch, w/ hydraulic dovetail tandem axle dually & winch
 - JD 1100 16' Field Cultivator



REAL ESTATE TERMS & CONDITIONS:
PROCEDURE: The property will be offered in FIVE (5) individual tracts, any combination of tracts & a total 53± acre unit, subject to Swing Tract rules. 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 25TH, 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.**

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