

DeKalb County Land And Center Pivot Irrigation

LAND AUCTION

73± ACRES

Offered In 9 Tracts
Or Combinations

7009 N. River Road,
Fort Wayne, IN 46815

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866-340-0445
SchraderFortWayne.com



APRIL 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	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			

DeKalb County Land And Center Pivot Irrigation

LAND AUCTION

MONDAY, APRIL 21 @ 6:00PM

PRODUCTIVE TILLABLE IRRIGATED LAND
ESTATE AND MINI FARM SITES
3± AND 5± ACRE HOME SITES
RIVER FRONT WALKWAY
PUBLIC SEWER
CENTER PIVOT IRRIGATION SYSTEM

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TRACTS 1-6



TRACTS 1-8

- 1.5 mile to a Dollar General and Gas station
- 8 mile, 9 minutes to Leo
- 13 mile, 15 minutes to Dupont Rd.
- 14 mile, 17 minutes to Meijer
- 15 mile, 20 minutes to I-69

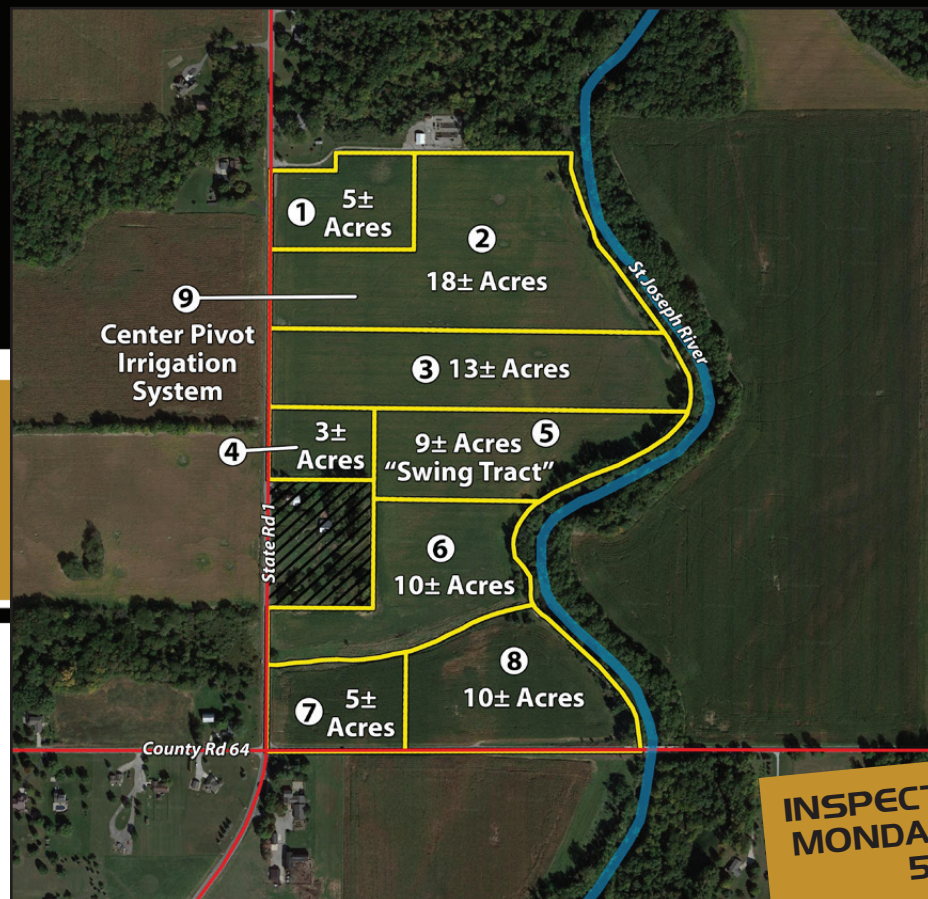
Auction held at Spencerville Community Center, 5629 Co Rd 68, Spencerville, IN 46788



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Dekalb County Land And Center Pivot Irrigation

LAND AUCTION



TRACTS 1-8



TRACTS 1-5



TRACT 6

73± ACRES

Offered in 9 Tracts
Or Combinations

INSPECTION DATE:
MONDAY, APRIL 7
5-7pm

MONDAY, APRIL 21 @ 6:00PM

AUCTION MANAGER'S NOTE: This property's location lends itself to beautiful country estates or country home building sites with Public Sewer! It also has great productive soils with the Center Pivot Irrigation on over half of it. It is located less than ½ mile from the Riverdale Elementary School in St. Joe, Indiana and it is only 4.5 miles from the Butler SDI plant or 2.5 miles to the Vulcraft/Nucor facilities. State Road 1 is an artery down to Fort Wayne and the property is less than 20 minutes from the main Parkview Campus! There is three phase electric available along SR 1: Tracts 1, 2, 3, 4, 6, and 7 as well as Natural Gas along SR 1.

Be prepared to bid your price on the farm as a whole or your select tracts!

PROPERTY LOCATION: 6300-6400 BLOCK ST RD 1, ST. JOE, INDIANA with frontage along Co Rd 64. This property is located between St. Joe and Spencerville, and lies along the St. Joseph River.

AUCTION HELD AT: Spencerville Community Center, 5629 Co Rd 68, Spencerville, IN 46788.

TRACT DESCRIPTIONS:

TRACT 1: 5± ACRES, POTENTIAL BUILDING SITE! With frontage along State Road 1, this tract has Public Sewer available. This tract elevation is higher and would have a beautiful back drop of the large river bottom behind it. The soils on this are mostly Glynwood loam and some Rawson sandy loam. Save the costs and headaches of having to install and maintain a septic system.

TRACT 2: 18± ACRES. This tract also has considerable road frontage along State Road 1 and would have Public Sewer available. This tract would run all the way down to the St. Joseph River and have access to the river walkway. The soils are mostly Rawson sandy loam with some Landes fine sandy loam towards the river bottom. Plenty of land for a hay field and pasture along with barns and a house.

TRACT 3: 13± ACRES. This tract has road frontage also along State Road 1 and will have Public Sewer available. This tract also runs all the way to the St. Joseph River and would have access to the river walkway. The soils are mostly Rawson sandy loam with Landes fine sandy loam near the river.

TRACT 4: 3± ACRES, POTENTIAL BUILDING SITE! With public sewer already on site, you'll be able to devote more resources to your

dream home in a rural setting. This tract has frontage along State Road 1. The soils are mostly Rawson sandy loam. Tract 5 lies directly behind this tract and can be purchased in combination to complete a 13± acre estate site with a great view overlooking the entire property and river bottom.

TRACT 5: 9± ACRES (SWING TRACT). This tract will not have road frontage access and cannot be bid on separately. This swing tract must be purchased in combination with any of the adjoining Tracts 3, 4 or 6. This tract runs back to the St. Joseph River offering lots of river frontage for recreation along with access to the river walkway. The soils are mostly Rawson sandy loam with some Boyer sandy loam and Landes fine sandy loam along the river.

TRACT 6: 10± ACRES. This tract has road frontage along State Road 1 and access to Public Sewer. There is flood plain along the stream from the road and then the elevation rises behind the adjacent property for a potential building site with a lovely walkout basement facing the tree lined riverbanks. This tract would offer a very scenic view of the entire property and very near the river bottom. This tract would also have access to the walk way. Drop your canoe or kayak in the river without leaving your property and float down to the Spencerville Covered Bridge, or continue on down to the Park in Leo. The soils are mostly Rawson sandy loam with some Boyer sandy loam towards the river bottom and Sebewa loam along the creek, which is the southern boundary.

COMBINE TRACTS 4, 5 and 6 FOR 22± ACRES WITH ADDITIONAL FRONTAGE ON SR 1 AND A VERY LONG AND SCENIC RIVER ACCESS.

TRACT 7: 5± ACRES. This tract is a beautiful CORNER LOT with ample frontage along both State Road 1 and Co Rd 64. It will have access to the Public Sewer. There is some flood plain on the north side of this tract along the stream (which is the northern boundary), with higher elevation to the south for a potential building site. The ten foot plus rise in elevation would accommodate a full walkout basement facing to the east, or the stream to the north. The soils are a combination of Sebewa loam and mostly Boyer sandy loam with some Ormas sand.

COMBINE WITH TRACT 8 FOR 15± BEAUTIFUL ACRES WITH OVER A ¼ MILE OF CO RD 64 ROAD FRONTAGE WITH SEWER SERVICE ON SR 1.

TRACT 8: 10± ACRES. This tract has lots of access along Co Rd 64. It also has access to the river walkway. It has a considerable amount of flood plain to the east along the river and some to the north along the creek. There is a non-flood plain elevation on the southwest part of the tract. The soils are mostly Boyer sandy loam and some Landes fine sandy loam along the river. These sandy loam soils would be ideal for a productive truck patch or your home garden AND PASTURE BESIDE YOUR HOME.

COMBINE WITH TRACT 7 FOR 15± ACRES AND A PICTURESQUE SETTING ALONG NEARLY ¼ MILE OF THE ST. JOSEPH RIVER.

TRACT 9: CENTER PIVOT IRRIGATION SYSTEM. 2014 Zimmatic 8500P with 8500 Series Spans, 701 feet 4 Tower, (1) 179 ft. span, (3) 157 ft. spans and 44 foot overhang. SR 100 end gun with 130 GPM booster pump, 11.2 x 38 tires, Medium clearance towers, (taller than standard), Galvanized 6" goosenecks with truss length memory drops and R3000 rotator nozzles, FieldNet Vision Control panel with remote cellular control. 5350 Hours.



TRACT 9 - CENTER PIVOT IRRIGATION SYSTEM



MORE PHOTOS ONLINE

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 9 individual tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts, subject to Swing Tract Rules. There will be open bidding on all individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price. The Center Pivot Irrigation System will be offered as Tract 9 and may be combined with Tracts 2 or any combination that includes Tract 2.

CENTER PIVOT PURCHASE: If the Center Pivot is purchased separately and needs to be removed from the property, the Buyer shall have until December 31 to remove the Center Pivot. There will be a 1 acre area not planted and made available on Tract 2 for removal. The Buyer of Tract 2 will receive a \$500 credit for this allowance. The Buyer of the Center Pivot will also provide release of liability to the Buyer of Tract 2. The Buyer of the Center pivot will be responsible for any crop damage during removal.

PURCHASE DOCUMENTS: Immediately after the bidding concludes each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

PAYMENT TERMS: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: Seller reserves the right to reject any and all bids.

DEED: Seller shall provide a Warranty Deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the closing. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing. Immediate possession will be available with an additional 10% down and Buyer will sign provided Addendum and show proof of insurance.

REAL ESTATE TAXES: Seller shall pay all 2024 taxes due in 2025 and the 2025 taxes due in 2026 will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

TRACT MAPS/ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: Tracts 2, 3 and 5 and Tracts 6 and 8 are all subject to the St. Joe River Parks, Inc walkway easement. The property is also subject to the DeKalb County Drainage Board's regulated urban drain, known as the E.L. Dilley Drain with a 75 foot right of way on either side of said drain for construction and improvements. All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer(s).

AGENCY: Schrader Real Estate and 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 is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

SELLER: LYNN AND LISA REINHART

AUCTION MANAGERS: JERRY EHLE, 260-410-1996 and JUSTIN GRIFFIN, 260-223-5861



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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