

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

DEKALB COUNTY

Land Auction

Monday, April 28 • 6pm

REAL ESTATE AUCTION MANAGERS:

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

PERSONAL PROPERTY AUCTION MANAGER:

Jensen Jeffrey • 260.273.5931 #AU12400014
 #LC20700176, #AC63001504

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

160.5± acres

Offered in 7 Tracts
or Combinations

April	Su	M	Tu	W	Th	F	Sa
			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				

ONLINE ONLY
PERSONAL PROPERTY

Auction

**LOTS BEGIN
CLOSING: SUNDAY,
APRIL 27 • 7PM**



Monday, April 28 • 6pm



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- Home with Pond
- Productive Tillable Land
- Woods for Hunting



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TRACT 1 - 4± ACRES: Located at 2975 CR 57, this tract features a well-maintained 1,448± sq. ft. brick-front home w/ aluminum siding & 8-9 year old roof. The home features 3 bedrooms, 1 full bathroom & 1 half bathroom. The spacious living room includes a fireplace & vaulted ceiling, creating a warm & inviting atmosphere. The large kitchen features a pantry & lots of cabinets for storage. A beautiful bay window that looks out to the pond. The property also boasts a picturesque pond, rolling hillside & a scenic woodland backdrop - an ideal setting w/ natural beauty & privacy. Geothermal heating & cooling system was installed in 2009.

TRACT 2 - 13± ACRES: Prime hunting land located off CR 57. This mostly wooded parcel provides an excellent wildlife habitat. The woods was recently timbered, & w/ the tree tops still down, it creates an ideal hunting or recreational property. Surrounding woodlands serve as a natural travel corridor for wildlife.

Combine Tracts 1 & 2 for a 17± acre homesite w/ your own private hunting site!

TRACT 3 - 22± ACRES (SWING TRACT): This tract can be bid on only by an adjoining property owner or in combination w/ tracts 2, 4 or 6. There will be a 25' owned access from Tract 2 to Tract 3. This tract offers approximately 18± acres of great hunting woodlands, w/ the remaining acreage consisting of tillable ground. The soil is predominantly Blount loam, offering excellent potential for row crops or a well-planned food plot.

Combine Tracts 2 & 3 for a 35± acre hunting & recreation retreat!

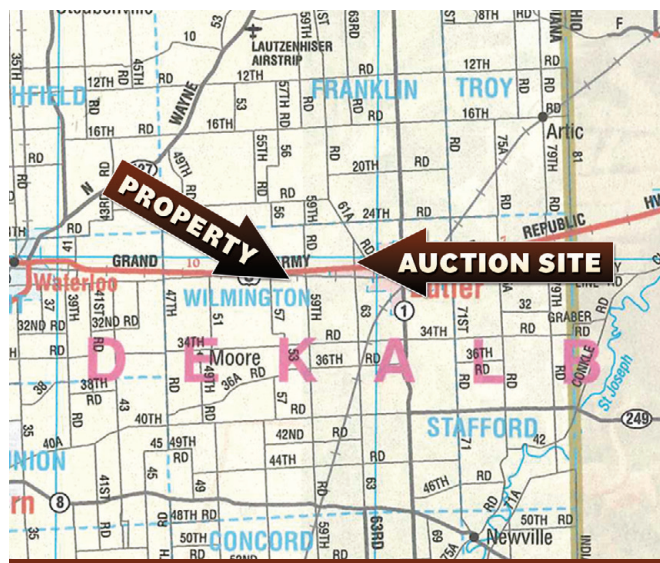
TRACT 4 - 19± ACRES: Highly productive tillable land w/ Pewamo silty clay soils, known for their moisture retention & fertility. The tract also includes approximately 3± acres of woodland, adding diversity & potential for recreational use. Owned access will be from CR 59 along the Lateral Drain. There is a 75' easement along the Lateral Drain. Per Dekalb County Surveyor office, a variance would be needed for a concrete or asphalt drive, but would not be necessary if a gravel drive is installed.

TRACT 5 - 36± ACRES: Prime quality tillable land w/ excellent road frontage off CR 59. The soil composition includes Pewamo silty clay, Glynwood loam & Bono silty clay. There is 1± acre of woodlands in the southwest corner.

TRACT 6 - 41± ACRES: High-quality, productive tillable acreage w/ a deeded easement off SR 6 w/ an asphalt road over the railroad tracks. The land features well-balanced soil types, primarily Blount loam, w/ some Pewamo silty clay & Bono silty clay, making it an ideal row crop production.

TRACT 7 - 25.5± ACRES: A premium agricultural tract offering road frontage off CR 57. The soils are predominantly Blount loam & Pewamo silty clay. A great piece of level land by itself or add w/ other tracts.

Combine Tracts 5-7 for nearly 100± acres of mostly productive tillable land! On the Tillable parcels, the tenant farmer has the right to farm for the 2025 crop year. The Buyer(s) will receive the Seller share of the 2025 crops.



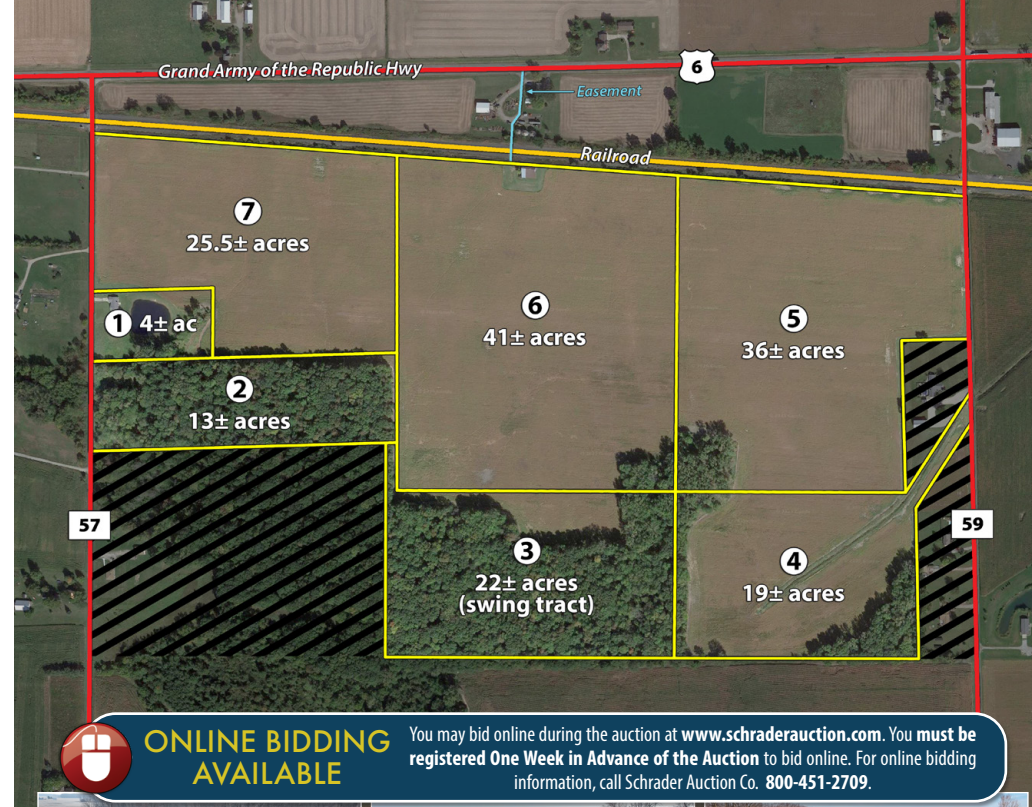
REAL ESTATE AUCTION LOCATION: International Monster Truck Museum - 541 West Main St, Butler, IN 46721
PROPERTY LOCATION: Wilmington Township, Butler, IN - 2975 CR 57 Butler, IN 46721 & CR 59



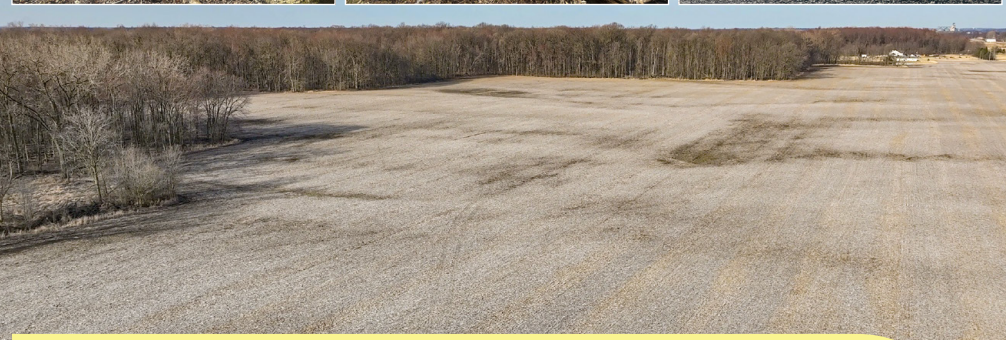
REAL ESTATE INSPECTION DATES:
 Sat, April 19 • 12-2pm
 Wed, April 23 • 4-5:30pm

160.5± acres

Offered in 7 Tracts or Combinations



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.



PERSONAL PROPERTY INSPECTION DATE: Thu, April 24 • 4-6pm
LOAD OUT DATE: Tue, April 29 • 12-5:30pm by appointment.



- JD X320 lawn mower 54 inch deck
- JD Model 40 tractor
- JD Gator HPX 4x4
- JD 4010 tractor
- Hand-painted uranium Lamp Shade
- Portable Generac 7000 EXL generator, electric start

Bid on the Personal Property Items at SchraderFortWayne.Hibid.com

SELLERS: Jordan Max Baughman, Mary Jo Baughman & LuAnn Leighty-Fosnaugh
REAL ESTATE AUCTION MANAGERS:

Jerry Ehle • 260.410.1996 & Justin Griffin • 260.223.5861

PERSONAL PROPERTY AUCTION MANAGER: Jensen Jeffrey • 260.273.5931

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in SEVEN (7) individual tracts, any combination of tracts & as a total 160.5± acre unit, subject to Swing Tract rules. There will be open bidding on all tracts & the 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 MAY 30TH, 2025.

POSSESSION: Buyer(s) shall receive possession of the home & wooded property at closing. On the Tillable parcels, the tenant farmer has the right to farm for the 2025 crop year. The Buyer(s) will receive the Seller share of the 2025 crops.

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 & 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.**

PERSONAL PROPERTY TERMS & CONDITIONS: 12% Buyer's Premium. Cash/Check accepted for equipment.

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- JD Tractors • JD Lawn Mower
- & More!

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