



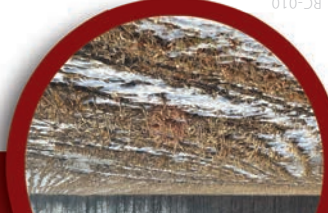
**SCHRAMMER**  
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at the Promise Ministries, 7323 Schwartz Rd, Ft Wayne  
**Tuesday MARCH 10 • 6pm**  
ONLINE BIDDING AVAILABLE

**60 ± acres**  
in 6 tracts  
from 4 to 20 acres  
and in combinations!



**FARMLAND AUCTION**  
St. Joseph Township, IN  
Northeast Allen County

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**MARCH 2015**  
Auction Manager: Jerry Ehle  
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**SCHRAMMER**  
REAL ESTATE & AUCTION  
of Fort Wayne

# Northeast Allen County FARMLAND AUCTION

St. Joseph Township, IN

- Farm House & Barns
- Tillable Acreage
- Estate Building Sites
- Investment Land



**6pm • Tuesday**  
**MARCH 10**

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**60 ± acres**  
in 6 tracts

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# Northeast Allen County FARMLAND AUCTION

St. Joseph Township, IN

## Tuesday MARCH 10 • 6pm

Auction held at the Promise Ministries, 7323 Schwartz Rd, Ft Wayne.  
Located just 1 mile north off of S. R. 37



ONLINE  
BIDDING  
AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

## 60 ± acres in 6 tracts

from 4 to 20 acres and in combinations!

- Farm House & Barns • Tillable Acreage
- Estate Building Sites • Investment Land

**PROPERTY LOCATION: 6817 SCHWARTZ ROAD, 1/2 mile north of S. R. 37**

**TRACT 1: EARLY 1900s FARM HOUSE, BARNs, AND 4± ACRES** - The 2 story home boasts country kitchen, 3 bedrooms, 2 baths. There is a small front porch on the front and enclosed back porch. The home has well and septic. The barns have new steel siding. The large barn is 33 x 50 with hay storage. There is water and electric in the barn. There are large slider doors and small livestock sliders and service doors into this barn. A 16 x 20 barn joins the big barn to make an L shape. It is an open run-in shed with hay storage above and outdoor overhead hay doors. There is a 16 x 24 garage with 2 overhead doors plus a lean to with slider. There is fenced pasture around the house and barns. Most of this tract, except the house is shown within the flood plain.

**TRACT 2: 10± ACRES** - mostly tillable and wraps around the home and buildings. There is 120 feet of access on the north end of the property and 80 feet of access on the south with culvert access. There is the open drain that crosses the front of this tract. Part of this tract along the open drain is in flood plain. **Combine with Tract 1 for a great 14± acre mini farm!**

**THIS TRACT WILL BE SOLD SUBJECT TO THE ROADWAY EASEMENT TO TRACTS 4 AND THE ACCESS EASEMENT TO TRACTS 5 AND 6 OVER THE EXISTING CULVERT.**

**TRACT 3: 7± ACRES, SWING TRACT** - This tract lies directly behind Tract 2 and will be purchased subject to the Roadway easement back to Tract 4. This tract is a Swing tract, meaning it can only be purchased in combination with another tract or by an adjacent land owner. This tract is mostly tillable acres.

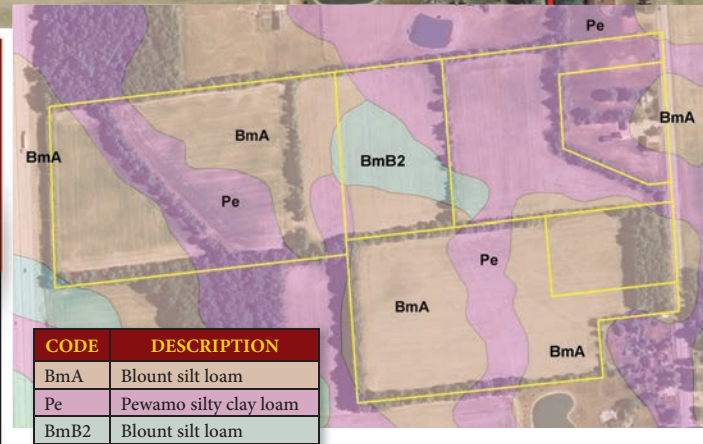
**TRACT 4: 20± ACRES** - This tract lays directly behind Tract 3 and for purposes of a building permit, will have legal access via the Roadway easement across Tracts 2 and 3. This tract is mostly tillable. It has over 700 feet of frontage along I-469.

**TRACT 5: 4± ACRE, POSSIBLE BUILDING SITE** - This tract has over 300 feet of frontage along Schwartz Road. There is the open ditch that fronts the entire property. There is an access easement across Tract 2 and the existing culvert. The tract is wooded in the front and has approximately 2.5 acres of open tillable land in the back. Most of the wooded frontage on this tract is in flood plain.

**TRACT 6: 15± ACRES** - This tract has 120 feet of access off of Schwartz Road with the open ditch in the front. There is an access easement across Tract 2 and the existing culvert. This tract is mostly tillable and would offer a great potential estate size building tract. This tract runs back nearly 1,000 feet deep.

**Combine Tracts 5 and 6 for nearly 450 feet of frontage and nearly 20 acres.**

**AUCTIONEER'S NOTE:** This is your opportunity to buy land that suits your needs. Customize your estate property with the many options provided by this sale. Location! Location! Location! Just minutes from I-469 and S.R. 37, shopping, and restaurants! A very rare opportunity to bid on a piece of property of this type at public auction! Certainly, a great investment property as much growth has occurred in this vicinity in recent years!



### AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 6 tracts, and the combination of the 6 tracts, in accordance with Swing Tract rules. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on each tract, combinations, and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. 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, and are capable of paying cash at closing.**

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auctions site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

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

**DEED:** Seller shall provide General Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before April 10, 2015. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession of all land tracts shall be on day of closing, immediately after the closing. The possession of Tract 1, the home and buildings shall on or before May 1, 2015.

**REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the day of closing. Buyer shall pay any ditch assessments due and payable in 2015.

**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have 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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**EASEMENT AND SHARED MAINTENANCE AGREEMENT:** There will be a shared drive and culvert maintenance agreement between the buyers of Tracts 2, 4, 5, and 6.

**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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**

### OPEN HOUSE:

Sunday, February 15 • 2 – 4pm

Monday, February 16, • 4 – 6pm

Meet a schrader representative at the property

Call office to set up private showing or for walk-over inspections!

SELLER: BECK FARMS, LLC | AUCTION MANAGER: JERRY EHLE

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