



immediately in this auction. Any need for a new survey shall representation either expressed or implied,

PRINTED MATERIAL OR ANY OTHER ORAL OF THE SALE TAKE PRECEDENCE OVER ANY ANNOUNCEMENTS MADE THE DAY

the right to preclude any person from bidding it

on each tract, tract combinations and the total due at closing, which will take place within 30 days survey is determined to be necessary, except on to verification by all parties relying on it. No liability prompting is assumed by property may compete.

AGENICY: Schrader Real Estate & Auction of Fort Seller or the Auction Company, Conduct of auction of Fort Seller or the Auction Company, Conduct of auction of Fort Seller or the Auction Company. the suction as determined by the Auctioneer. Bids CLOSING: The balance of the purchase price is between advertised and surveyed acres if a new property. The information in this broadner is allowed.

and sufficient for providing title insurance. Closing her own independent Inspections, Investigations, PROCEDURE: The property will be offered in the brochure are approximate. Seller shall provide an (50:50) of the cost of the survey. The type of dimensions in the brochure are approximate. Each 4 tracts and any combination of the four tracts, owner's title insurance policy in the amount of the survey performed shall be at the Seller's option potential bidder is responsible for conducting his or and the successful bidder(s) shall each pay half Seller or the Auction Company. All sketches and

asy of auction with the balance in cash at closing. POSSESSION: Possession shall be given on the Wayne, LLC., and its representatives are exclusive and increments of bidding are eithe discretion of the

AUCTION TERMS AND CONDITIONS the right to reject any and all bids.

bidding on all tracts and the combination during DEED: Seller shall provide a Warranty Deed. subject to Swing Iract rules. There will be open purchase price.



Wednesday, November 11, @ 6:00 pm Property Location: 2817 W. Wallen Rd. Auction Location: Ceruti's Catering, 6601 Innovation Blvd.



NW Fort Wayne, Allen Co., IN

offered in 4 tracts

Wednesday, November 11, @ 6:00 pm

or combinations

· INVESTMENT · DEVELOPMENT · TILLABLE & WOODED ACRES

PROPERTY LOCATION: 2817 W. WALLEN ROAD (Located at the SW Corner of W. Wallen and Hanauer Road, just north of Cook Road).

AUCTION LOCATION: Ceruti's Catering, 6601 Innovation Blvd., (just off of Ludwig Road).

Tract Descriptions

TRACT 1: 55 ACRES ±, Mostly tillable acres with a 3 acre drainage pond in the center. There is over 400 feet of road frontage along Hanauer Road. It is over 1700 feet in depth. There is an I & M tower easement that crosses through the property and over the drainage pond. Most of the soils on this tract are Pewamo silty clay and some Blount silt loam. This tract forms a natural bowl around the drainage pond, lending itself for some awesome elevated building sites around the pond.

TRACT 2: SWING TRACT, 5 WOODED ACRES, This Tract lies to the north of Tract 1 and adjoins 3 other properties. There are some maturing trees in this tract. This tract can only be purchased in



combination with Tract 1 or by an adjacent property owner.

TRACT 3: 27 ACRES ±, This tract has over 400 feet of road frontage off of W. Wallen Road. There is a 3 acre level site along W. Wallen Road, then opens up to a rising 10 acres site elevated over the 3 acres. Then there is an additional 14 acres of level tillable land behind and runs back to the wooded tract 4. This is an awesome

possible Estate Site with plenty of land for livestock, and buildings. This tract is adjacent to Colonial Oaks Golf Course. Combine this with Tract 4 for a 31 acre mini farm or multiple building sites.



There is currently a 52 unit multiple family development being constructed adjacent to the Auction Property along Hanauer Road. That site was rezoned from R-1 to R-3 for purposes of this development. A Sanitary Force Main Sewer extension was brought from Wallen Road, adjacent to this property and the off-site Storm Sewer Outlet was run across the Auction Property and down to the

> TRACT 4: SWING TRACT, 12 WOODED ACRES, This tract lies behind Tract 3 and is adjacent to Tract 1. It is all wooded with

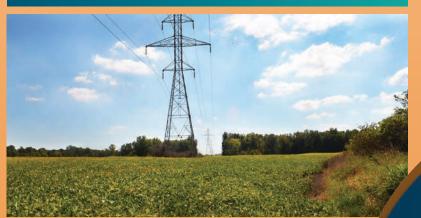
some maturing trees. The Seller is taking a management cut prior to the closing. This tract is adjacent to Colonial Oaks Golf Course. Combine this tract with Tract 1 or Tract 3 for a corner hunting and

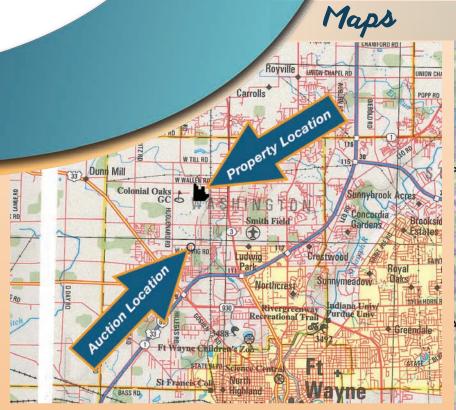




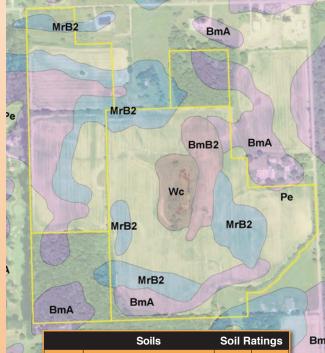


PREVIEW: Meet a Schrader Rep. along Hanauer Road on Thursday, October 22 from 4-6PM, or call for private appointment. 260-749-0445









		Soils	Soil Ratings	
M	Symbol	Name	corn	soy- bean
1	Pe	Pewamo silty clay loam	154	43
	MrB2	Glynwood silt loam, 2 to 6% slopes, eroded	128	44
	BmA	Blount silt loam, 0 to 2% slopes	141	46
	BmB2	Blount silt loam, 1-4% slopes, eroded	127	41
	Wc	Wallkill silty clay loam	165	49





Auction to bid online. For online bidding Auction Co. - 800-451-2709

Seller: Schmartz, LLC

Auction Manager: Jerry Ehle OFFICE: 866-340-0445, CELL: 260-749-0445

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