

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, as a total 65± acre unit. Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price. **DOWN PAYMENT:** 10% payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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:** The Successful Bidder will be required to enter into a purchase agreement at the auction 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 a Warranty Deed(s). **CLOSING:** Targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION:** Possession shall be at of closing or when current tenant finishes crop. **REAL ESTATE TAXES:** The 2018 Real Estate taxes due in 2019 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter. **ACREAGE:** All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. **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.**

## Monday, November 5 • 6PM | Layfayette Twp • Allen Co, IN

Inspection Dates:  
Tue, Oct. 9 & Mon, Oct. 22 • 5-7PM

### Auction Managers:

Mike Roy • Jerry Ehle

AC63001504, AU08602044, AU19300123

NOVEMBER 2018						
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	



### Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725  
260-749-0445 • 866-340-0445  
www.SchraderFortWayne.com

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Real Estate  
*Auction* | 65±  
acres in 3 tracts

## Monday, November 5 • 6PM | Layfayette Twp • Allen Co, IN

Don't miss your chance to bid on this excellent farm with productive pewamo soils near Exit 2 of I-469 & Indianapolis Road!

65±  
acres in 3 tracts

Real Estate  
*Auction*

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# 65±

acres in 3 tracts

# Real Estate *Auction*

**Monday, November 5 • 6PM | Lafayette Twp • Allen Co, IN**

**Inspection Dates: Tuesday, October 9 & Monday, October 22 • 5-7PM**



**FARM LOCATION:** 10000 Block of Hamilton Road • Section 23, Lafayette Twp, Allen Co, Indiana

**AUCTION LOCATION:** Zanesville United Methodist Church Tower Life Center • 11811 N. Wayne Street, Zanesville, IN 46799



## TRACT DESCRIPTIONS:

**TRACT 1 • 29± ACRES:** This tract has approximately 400 feet of frontage on Hamilton Road and runs 1300 feet deep and wraps around the existing home sites. It is mostly level and consists of mostly Pewamo soils with a few high spots of Blount Silt Loam. This tract is mostly all tillable. Combine with Tract 2 to make a nearly 56 acre tillable farm or it would also make a great country estate site in an excellent Southwest Allen County neighborhood.

**TRACT 2 • 28± ACRES:** This tract has approximately 400 feet of frontage on Hamilton Road and runs 1300 feet deep. It's eastern border is the Witzgall ditch. It is mostly level and consists of mostly Pewamo soils with a few high spots of Blount Silt Loam. This tract is mostly all tillable. Combine with Tract 1 to make a nearly 56 acre tillable farm or it would also make a great country estate site in an excellent Southwest Allen County neighborhood.

**TRACT 3 • 8± ACRES:** This tract has nearly 800' of frontage on the Hamilton Road and runs 1000' feet deep along the eastern tree line. The western border is the Witzgall ditch. Combine this tract to the others for a productive working farm or a potential estate site in Southwest Allen School District.



**SELLER:** T. William McKinney

**AUCTION MANAGERS:** Mike Roy & Jerry Ehle

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