

Terms and Conditions

PROCEDURE: Tracts 1- 4 will be offered in individual tracts, and in any combination of these tracts, or as a total unit per swing tract rules. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 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: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a Personal Representative's and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before July 29, 2019. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at harvest of the 2019 crop. Buyer will receive seller's share of the 2019 crop. Buyer will Receive 2020 farming rights.

REAL ESTATE TAXES: Taxes shall be pro-rated to 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.

PERIMETER DRAIN TILE EASEMENT: If tracts 1 and 2 and 3 are purchased separately, a Declaration of Easement will be recorded as Addendum "B" providing for drainage easement rights for future septic systems on the land tracts.

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. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

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 a 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.

STOCK PHOTOGRAPHY: Growing corn photo is for illustrative purposes only and was not photographed on the auction property.



7009 N River Rd
Fort Wayne, IN 46815

AUCTION MANAGERS | Mike Roy & Jerry Ehle
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#AU08602044 • #AU19300123



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 Kevin Jordan at Schradler Auction Co. - 800.451.2709.

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Allen County
INDIANA

REAL ESTATE AUCTION **79± ACRES**
MONDAY, JUNE 24 at 6:00pm Offered in 4 Tracts

REAL ESTATE AUCTION

Allen County
INDIANA

- MOSTLY ALL TILLABLE
- COUNTRY HOME BUILDING SITES
- 1 MILE SOUTH OF I-469
- 2 MILES NORTH OF POE, IN
- BUYER TO RECEIVE SELLER'S SHARE OF 2019 CROPS & 2020 FARMING RIGHTS

79± ACRES
Offered in 4 Tracts
or in Combination

Monday,
JUNE 24 at 6:00pm
held at
St Joseph Hessen Cassel Catholic Church Recreation Hall
11337 Old US 27 S, Ft Wayne, IN • Online Bidding Available



REAL ESTATE AUCTION

Allen County
INDIANA

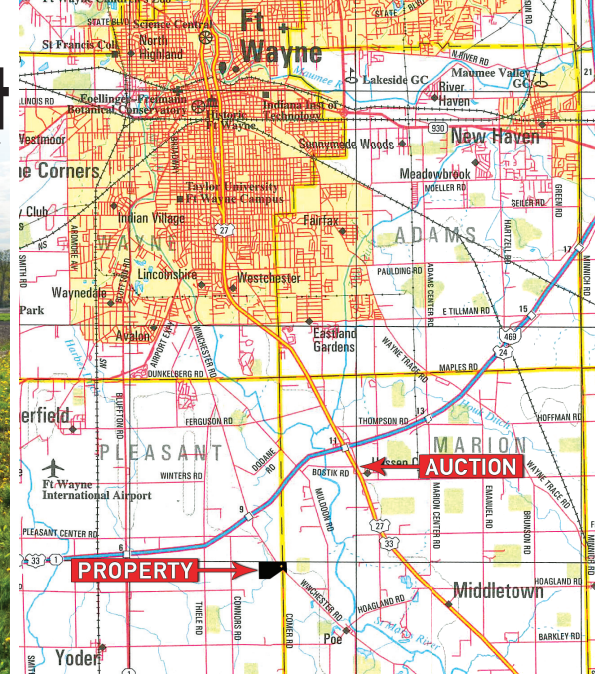
MONDAY, JUNE 24

starting at 6:00pm

ONLINE BIDDING AVAILABLE

79± ACRES

Offered in 4 Tracts
or in Combination



- MOSTLY ALL TILLABLE
- COUNTRY HOME BUILDING SITES
- BUYER TO RECEIVER SELLER'S SHARE OF 2019 CROPS AND 2020 FARMING RIGHTS

Many options available! Create your mini-farm or have individual country building sites with a great location and easy access to I-469 or combine all 4 tracts for a highly productive, well tiled farm.

TRACT #1: 5± acre building site located on the north side of Winchester Rd., Triangular in shape with over 750' frontage on Winchester Road and over 600' across the north edge. Good rise in the middle for a great country building site or combine with Tracts 2 & 3 for a mini farm.

TRACT #2: 4± acre building site located on the north side of Winchester Rd., Triangular in shape with over 500' frontage on Winchester Road and over 730' across the south edge. Good rise in the middle for a great country building site or combine with Tracts 1 & 3 for a mini farm.

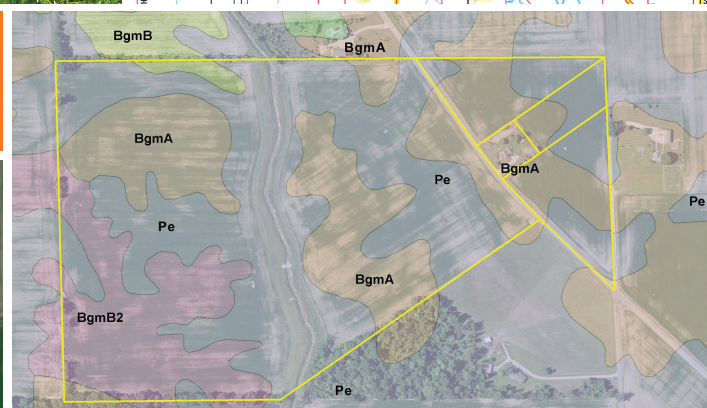
TRACT #3: 2± acre Swing Tract located northeast of the existing homestead. This tract can only be purchased by an existing adjoining landowner or put in combination with either or Tracts 1 & 2. Take advantage of the opportunities this tract offers you to combine with either tract to add additional acres to your home site or mini farm.

TRACT #4: 68± acre mostly tillable farm. This piece lies completely on the south side of Winchester Road with nearly 980' of frontage. This tract is mostly Pewamo silty clay loam on the higher areas and Blount silt loam on the lower areas. The Snyder open ditch runs across the farm with a 16' wide modern bridge constructed in 2018 allowing access to the rear 38 acres. The Webster tile runs across the front of the farm allowing for outlet access. Over 30,000 feet of new tile has been installed every 50' since 2004. An area on either side of the Snyder ditch is in the flood plain. This farm is well drained and highly productive.

PROPERTY LOCATION: 14200 Winchester Rd, Ft Wayne, IN
Located 1 Mile South of I-469 & 2 Miles North of Poe, IN
AUCTION LOCATION: St. Joseph Hessen Cassel Catholic Church Recreation Hall, 11337 Old Us 27 South, Ft Wayne, IN



INSPECTION DATE: Thursday June 6 from 4-6pm



Code	Soil Description	Acres	Winter wheat	Soybeans	Corn	Grass legume hay	Grass legume pasture
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	40.00	64	47	157	5	11
BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	25.85	63	45	141	5	9
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	12.77	61	44	137	5	9
BgmB	Blount silt loam, ground moraine, 2 to 4 percent slopes	0.87	61	44	137	5	9
Weighted Average			63.2	45.8	148.4	5	10



SELLER: Carol J. Benschneider Trust
ATTORNEY FOR THE ESTATE: Mark A. Hartman



AUCTION MANAGERS: Mike Roy • 260.437.5428 & Jerry Ehle • 260.410.1996
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