

**TERMS AND CONDITIONS:**

**PROCEDURE:** Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. 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. 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.**

**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. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

**DEED:** Seller shall provide a warranty deed 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 December 23, 2022. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

**POSSESSION:** Possession subject to Tenant farmer's 2022 crop. Seller to receive owners' share of proceeds from 2022 crop farmed and harvested by current tenant farmer.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the 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.

**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.

**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.**

# LAND AUCTION 50± acres

Offered in 3 Tracts or Combinations

## SCHRADER REAL ESTATE & AUCTION of Fort Wayne Allen County, IN

7009 N. River Road,  
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER:**

**Jerry Ehle, 260-749-0445**

AC63001504, AU19300123

Follow us on:

Get our iOS App



**866-340-0445**

**SchraderFortWayne.com**



NOVEMBER 2022						
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			

# Northern Allen County LAND AUCTION

**WEDNESDAY, NOVEMBER 9 • 6PM**

# 50± acres

Offered in 3 Tracts or Combinations

**PRODUCTIVE TILLABLE LAND  
ROLLING TERRAIN FOR SCENIC BUILDING SITES!!  
HUNTING AND RECREATION  
LEO SCHOOLS / NEAR PARKVIEW CAMPUS**



**866-340-0445 • SchraderFortWayne.com**



# Northern Allen County LAND AUCTION



# 50<sup>±</sup> acres

Offered in 3 Tracts or Combinations

## WEDNESDAY, NOVEMBER 9 • 6PM

**PROPERTY LOCATION: 7900 Block of Schlatter Road, Leo, IN.**

*Located in Cedar Creek Township, along Schlatter Road. It is located 1.5 miles west of Amstutz Road and 1 mile east of Tonkel Road*

**AUCTION LOCATION: Leo VFW Post 409, 14133 Leo Road, Leo, IN.**

### TRACT DESCRIPTIONS:

**TRACT 1: 20<sup>±</sup> ACRES.** This tract will have over 200 ft of road frontage along Schlatter Road. The land raises in elevation for a very scenic potential building site. This is the perfect site for a spacious private mini farm! The soils are Blount and Glynwood silt loams.

**TRACT 2: 20<sup>±</sup> ACRES.** This tract will have 120 ft of frontage off of Schlatter Road back to the tract. The distance is nearly 1600 ft back off of the road. This provides for a very private and also scenic potential building site. The contour slopes down to the back of this tract for a potential walk-out site. The soils are also mostly Blount and Glynwood silt loams. This site will be subject to the 50 ft easement for ingress/egress back to Tract 3.

**TRACT 3: 9.5<sup>±</sup> ACRES.** This tract will be accessed via a 50 ft ingress/egress easement back to the property. It is a lower elevation tract but with great slope to the back for a potential walk-out site. View deer daily in your backyard and along the ditch. This tract also lends itself to a perfect private hunting spot. Add some trees and food plots for great deer habitat along this heavily traveled pathway. The soils are Glynwood and Blount with a pocket of Morley silty clay near the drain. *If Tract 3 is purchased by an adjacent land owner, then the easement will not be used for this tract.*



### PREVIEW DATES:

*Meet the Auction Manager on Tract 1*

**TUESDAY, OCTOBER 18 • 5-7PM**

**TUESDAY, NOVEMBER 1 • 5-7PM**

**Or Call the Auction Manager for private walk-over 260-410-1996**

**AUCTION MANAGER'S NOTE:** This is a very rare opportunity to buy such a gorgeous property at Public Auction. Located in Highly Desirable Northern Allen County and Leo Schools District! This property is only 5 easy miles to PARKVIEW NORTH CAMPUS! Bid on the Tract or Tract combination that suits your desires!! Also a great opportunity for Investors and Prospectors! There will be a blanket easement for access to the open drain in the back for purposes of a septic drain.



### 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 Schrader Auction Co. - 800-451-2709.

**SELLER: Don and Brenda Witmer**

**AUCTION MANAGER: Jerry Ehle, 260-410-1996**

**260-749-0445 • 866-340-0445 • [SchraderFortWayne.com](http://SchraderFortWayne.com)**



**SCHRADER**  
REAL ESTATE & AUCTION

*of Fort Wayne*