

TERMS & CONDITIONS

PROCEDURE: Tracts 1 & 2 will be offered in individual tracts, & as a combination of these tracts. There will be open bidding on both tracts & the combination 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, & 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 & Addendum. Seller reserves the right to reject any & all bids. The terms of this agreement & addendum are non-negotiable.

DEED: Seller shall provide a Warranty deed & 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 approximately 30 days after the auction, on or before December 16, 2022. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession subject to the 2022 crop. Seller to receive owners' share

of proceeds from 2022 crop.

REAL ESTATE TAXES: The Seller shall pay all the 2022 Real Estate Taxes due in 2023. The Buyer(s) to pay all thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate & 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 & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & 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 & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & 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 & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water &

septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, & 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, inquiries, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**

Allen County
New Haven, IN

20[±]
Acres

Offered in 2 Tracts
or as a Whole

EAST ALLEN LAND AUCTION

Tuesday, November 15 • 6pm | Held at The Orchid Events & Catering - New Haven, IN

AUCTION MANAGER: Jerry Ehle • 260.410.1996

#AU19300123, #AC63001504

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NOVEMBER	Su	M	Tu	W	Th	F	Sa
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	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			

SCHRADER
REAL ESTATE & AUCTION



ONLINE BIDDING AVAILABLE

Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com

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ONLINE BIDDING AVAILABLE

- Potential Building Sites
- Productive Tillable Land
- Woods for Harvest & Hunting

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20± Acres

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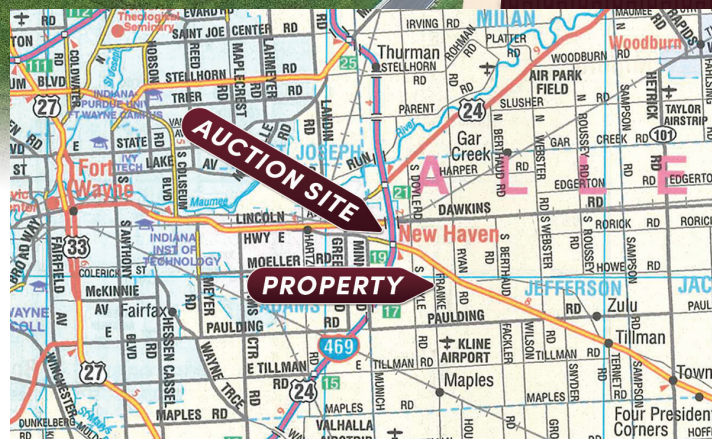
PREVIEW DATES:

Meet the Auction
Manager at the property
on Sat, Oct. 29 from 10am-
12pm (noon) & Wed, Nov. 2
from 5-7 pm, or call for
walk-over permission
(260.410.1996)

1
10± acres

2
10± acres

Franke Rd



AUCTION LOCATION: The Orchid Events & Catering, 11508 Lincoln Hwy East, New Haven, IN 46774

PROPERTY ADDRESS: 4216 Franke Rd, New Haven, IN 46774 • Jefferson Township, Just south of US 30, east of New Haven

AUCTION MANAGER'S NOTE: These tracts offer a rare opportunity to buy potential country building sites. The woods back drop is perfect for hunting & recreation out your back door. Located in East Allen Schools, this is a great place to park investment dollars also!!

DISCLOSURE: There is a large portion of the woods that lies in a PF01A Wetlands area. Non tidal wetlands dominated by tress & woody vegetation. Temporarily floods, but surface water is present only for brief periods. Water table usually lies well below the soil surface, per U.S. Fish & Wildlife, National Wetlands Inventory.

TRACT 1 - 10± ACRES: This tract has over 300' of road frontage & runs back over 1300'. There are 6.5± acres of tillable land in front of the woods. There are 3.25± acres of woods. There are trails through the woods for recreation & wildlife viewing. There are some maturing trees throughout. The soils are mostly Hoytville in the tillable part.

TRACT 2 - 10± ACRES: This tract has over 300' of road frontage & runs back over 1300'. Again, there are 6.5± acres of tillable land in front of the woods. There are 3.25± acres of woods. The trails continue through this tract. There is a power line that runs along the south property line of this tract. Soils are mostly Hoytville.



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 Schrader Auction Co. - 800-451-2709.



260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

SELLER: Four-J Associates LLC
AUCTION MANAGER: Jerry Ehle • 260.410.1996