

NW Allen County, IN • Perry Township

Set Upon
22[±]
Acres

Executive Home
AUCTION

Lake • Barn • Building Sites

Offered In 4 Tracts
Or Combinations

Monday, May 6th @ 6:00 pm

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne

866-340-0445

SchraderFortWayne.com

Auction Held at The Lodge at Red Cedar,
3900 Hursh Road, Fort Wayne, IN 46845



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Tract 1: SET UPON 2.8± ACRES, this is very spacious two story home with full walk out basement! 5983 Square Feet including Living, Garage, Office and Greenhouse. Plus 1,740 Square Feet in Basement!

HOME FEATURES:

- Large concrete and brick open front porch with pillars
- 4 car attached garage with ½ bath and water softener, large concrete apron
- Open Foyer with double door coat closet, ceramic flooring
- Great Room has carpet with 2 plant shelves with electricity, can lighting, surround sound, in-floor electrical outlets, vaulted ceiling
- Master Bedroom has an ext. door out to the deck, ceiling fan, tray ceiling, walk-in closet, master bathroom has double sinks plus an extra area for make-up, jetted tub, and separate shower
- Kitchen has an enormous amount of cabinets for storage and counter space for cooking, there is a center island, double door refrigerator, electric flat-top oven jennaire, built-in microwave and dishwasher. The main sink is a 3 bowl sink and there is a separate sink for extra workspace area. Can lighting, center lighting over island, built in china cabinet, working desk area and ceramic flooring
- Dining area off of kitchen with ceramic flooring, wall of windows with an ext. door out to the deck area, ceiling fan and ceiling light, plus a greenhouse off of the dining room area, with a sink and counter plant lights and shelving all glass enclosure.
- Utility room with counter area and sink, full bathroom with shower, 2 large closet areas, with a storage room off of it with an ext. door.
- Large open stairway to the upstairs which features 2 bedrooms with ceiling fans, large closets, there is a full bathroom with a tub and shower between the 2 bedrooms, loft area overlooking the great room.
- Plus a large walk-in storage attic area that is floored and shelved off the bedroom which leads to the large above garage private office area.
- The office area has ½ bath, plenty of office area with built-in bookshelves, plenty of windows, extra seating area, private stairway to the garage for a private entrance to the office.
- Daylight basement with patio door to the outside, plenty of windows, kitchen area, with stove, full bath with shower, utility room, gun room/hobby room with a built-in gun safe. Large crawl space with lights and gravel flooring.

UTILITIES FEATURES:

- Water furnace with a closed loop into the pond • (2) 400 amp breaker services
 - Whole house generator • Central Vac system • Large AEP rental water heater
 - Sump pump • Security System • 6 panel doors • Exterior is Seamless Vinyl Clad Steel Siding & Brick • Washer, dryer and freezer stay in the utility room • Refrigerator, oven, microwave, dishwasher all stay in the kitchen • Septic and Well
- And Many More Extras too numerous to list!! See additional Building Spec Sheet! The existing driveway access to this Tract will be over an easement and will have a shared drive with the owner of Tract 2. Buyer of Tract 1 may create a new drive to the home. There will also be a 60' easement access granted over the west property line of this Tract for access to Tract 3.

NW Allen County, IN • Perry Township
Property Address: 5006 Vandolah Road, Leo, IN 46765
Auction Location: Held At The Lodge At Red Cedar, 3900 Hursh Road, Fort Wayne, 46845



Preview Dates to View the Property:
SUNDAY, APRIL 14TH • 2-4PM
SUNDAY, APRIL 21ST • 2-4PM

Tract 2: SET UPON 3± ACRES, a 50' x 92' pole barn with over 1600 square feet of living area! The barn has concrete floor, water, and electric. There are two 12' high overhead doors and an 11' x 50' storage loft. The ceiling height is nearly 16'. The living area has 4 bedrooms, living room, kitchen, and an outside deck. There is an additional 30' x 34' garage attached with 14 ft. overhead door with opener. There is an additional 40' x 50' metal barn with gravel floor. Sliding doors on front and back. This tract includes a fenced area for animals with water. This Tract will be subject to an easement access to Tract 1 over the existing driveway. There will also be a 60' easement access granted over the east property line of this Tract for access to Tract 3.

Combine with Tract 1 to keep the front property together with both home and barn.

Combine with Tract 3 to create a complete outdoors and conservation club and recreation area!

Tract 3: 12.25± ACRES FEATURING A BEAUTIFUL 3½± ACRE LAKE, this tract offers possibilities galore! There are a couple of potential building sites on either side of the lake. The access will be via two 60 ft. easements on either side of Tracts 1 and 2. The lake has a fountain that is currently powered by electricity off of Tract 1. Enjoy hunting and recreation on this tract as deer, turkey, and ducks and geese populate this area. The lake is stocked with bass, bluegill and catfish. This property offers many scenic vantage points overlooking the lake. A very rare find to have this large of a lake with lots of access points and wooded area surrounding it!

Combine with Tract 1 for a complete 15± acre paradise!

Tract 4: 4± ACRE "SWING TRACT": This Tract is a swing tract in that it can only be bid on separately by an adjacent land owner or it can be bid on in combination with Tract 3. This offers additional hunting and recreation area! It is a thoroughfare for wildlife as they make their way to the lake from the south.

Combine with Tract 3 to for additional hunting and recreation area!

More Photos on our Website!



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.



TRACT 1



TRACT 2



TRACT 3



TRACT 4

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

SELLERS: Jerry and Connie Clark Amstutz
AUCTION MANAGER: JERRY EHLE, 260-410-1996

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in Four (4) individual tracts, any combination of tracts and as a total 22± acre unit. There will be open bidding on all tracts and combinations, SUBJECT TO SWING TRACT RULES, during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combinations of tracts. 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.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before June 3, 2024.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and pro-posed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or

locations.

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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

BUILDING SITES: For purposes of building sites, all tracts are being offered as a non-reviewed sell-offs by the Allen County Plan Commission. It will be the Buyer's responsibility to apply for any Platting and Building permitting required by the Allen County Plan Commission, Allen County Building and Health Departments.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and 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.

ANIMAL STOCK PHOTOGRAPHY: Photos are for illustrative purposes only and are not of the auction property.



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

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Acres

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AUCTION
Lake • Barn • Building Sites
NW Allen County, IN

AUCTION MANAGER:
Jerry Ehle
260-749-0445

AC63001504 • AU19300123



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