

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 4 tracts, and combination of the tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

**DOWN PAYMENT:** 10% down payment on all tracts on the day of auction with the balance in cash at closing. 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's site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or refection.

**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).

**EASEMENTS:** Buyer(s) shall sign a declaration of easement which will be recorded as Addendum B providing for drainage easement rights. A copy of the declaration of easement is available from auction office.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing, and subject to any of tenant farmer's crops.

**REAL ESTATE TAXES:** The Real Estate taxes shall be pro-rated to the day of closing.

**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have 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 the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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.

**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.**

**64 ACRE FARM** *East Allen County*

4 BR Home, Barns • Tillable Acres • Woods • Hunting & Recreation  
River Frontage Building Site • Potential Wooded Building Sites



7009 N. River Rd., Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**

Auction Manager: Jerry Ehle  
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**NOVEMBER 2012**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
4	5	6	7	14	15	16
11	12	13	14	21	22	23
18	19	20	21	28	29	30
25	26	27				



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*real estate*  
**AUCTION**  
EAST ALLEN COUNTY



**64**  
**ACRE FARM**

OFFERED IN 4 TRACTS  
OR IN COMBINATION

- 4 Bedroom Home & Barns
- Tillable Acres
- Woods
- River Frontage Building Site
- Potential Wooded Building Sites
- Hunting & Recreation



*Monday*  
**NOVEMBER 5 • 6:00 PM**  
held at the New Haven Conservation Club



*Auctioneer's note:*

This property is on the soon to be "old U.S. 24" and traffic will be very minimal once the new U.S. 24 highway opens up this fall. This has excellent access to the new U.S. 24 and I-469. Builders and Investors should take note of this one!! Lots of scenic potential building sites on this property! Also, the wind storm took down several large trees in the woods and around the house, so there is a large supply of hardwood and firewood available to be cut.

# real estate AUCTION 64

EAST ALLEN COUNTY ACRE FARM

Monday NOVEMBER 5 • 6PM

Auction Held at the New Haven Conservation Club 13031 E. U.S. 24, New Haven – located just 2 miles east of New Haven.



**PROPERTY LOCATION:** The farm is located at the 13,000 block of U.S. 24 East. Property is adjacent to the New Haven Conservation Club on U.S. 24 East, just 2 miles east of New Haven.



*Preview Dates:*  
 Sun., October 14 2-4PM  
 Sat., October 20 10AM-Noon



**TRACT 1: 13 ACRES TOTAL, 10 TILLABLE!** This tract is adjacent to the drive to the New Haven Conservation Club. It has approximately 500' of road frontage along U.S. 24. There is over 400' of river frontage along the Maumee River. There is a curb cut onto this property off of the highway. This tract offers the perfect private building site and overlooking the Maumee River.

**TRACT 2: 35 ACRES TOTAL, 26.5 TILLABLE!** This tract has nearly 300' of road frontage, and opens up towards the back to over 800' wide and runs nearly 1600' back to the river on the east border and over 2500' back to the river on the west. There is over 1000' of river frontage on this tract.

**Combine Tracts 1 & 2 for 48 acres with 36 acres of tillable land. Excellent deer & turkey hunting on these tracts!**

**TRACT 3: A 4 BEDROOM HOME WITH BUILDINGS AND LARGE MATURE TREES ON 4 ACRES.** The home is an early 1900s farm home

with the vintage oak trim throughout and some updates. With hardwood floors throughout, the main level features a large living room / dining open area plus a large country kitchen. There is a bedroom and a laundry room with half bath on this level. There are three bedrooms upstairs including large closets and a full bath. The home is heated with propane forced air furnace. The roof has just been completely replaced and there are new exterior storm windows on the house. The siding is newer vinyl siding. The electrical has been updated. There is a large 36 x 66 hewn beam barn with double hay mows. There is a large drive through corn crib / grainery building.

**TRACT 4: 12 ACRES COMPLETELY OF WOODS.** A great recreational piece of property close to town! Hunting, camping, hiking, or potential building site! There is approximately 300' of road frontage along this tract. There are remnants of the old Harper saw mill in the building on this tract as well as other older buildings.

**Combine Tracts 3 and 4 for a great wooded mini farm!**

**OWNER: NORMA PINNEY**  
**AUCTIONEER: JERRY EHLE**  
**SCHRADER**  
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