

**TUESDAY, MARCH 19 • 6:00 PM**  
Auction held at the Jackson Township Community Center (Fire Dept.), Auburn, IN

**COMMERCIAL SITE & GENERAL BUSINESS ZONING • TILLABLE ACREAGE  
WATERSHED POND • WOODED BUILDING SITES • HUNTING & RECREATION**

- The most versatile Property to hit the market in years!
- The longest stretch of contiguous, unobstructed frontage in the Fort Wayne / Auburn corridor.
- Located between Fort Wayne and Auburn at mile marker 322 on the County Line Road.

**127 Acres • 8 TRACTS • ADJACENT TO I-69**

**SIGNIFICANT Land AUCTION**  
ALLEN & DEKALB COUNTIES

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**127 Acres**

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*Commercial Site & General Business Zoning • Tillable Acreage  
Watershed Pond • Wooded Building Sites • Hunting & Recreation*



**MARCH 2013**

Sun	1	2	3	4	5	6	7	8	9
Mon	10	11	12	13	14	15	16	17	18
Tue	19	20	21	22	23	24	25	26	27
Wed	28	29	30	31					
Thu									
Fri									
Sat									



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**7009 N. River Road  
Fort Wayne, IN 46815  
749-0445 • 866-340-0445**  
AUCTION MANAGER: Jerry Ehle  
#AC63001504 #AU19300123

**127 Acres • 8 TRACTS • ADJACENT TO I-69**  
ALLEN & DEKALB COUNTIES



**TUESDAY, MARCH 19 • 9:00 PM**

Auction held at the Jackson Township Community Center (Fire Dept.), Auburn, IN (located on County Road 60, just east of the airport)

# SIGNIFICANT Land AUCTION 127 Acres

ALLEN & DEKALB COUNTIES

TUESDAY, MARCH 19 • 6:00 PM

AUCTION HELD AT JACKSON TOWNSHIP COMMUNITY CENTER (FIRE DEPT.), AUBURN, INDIANA (Located on County Road 60, just east of the airport)

Adjacent to I-69 • Located between Fort Wayne & Auburn on the County Line Road

*Preview Dates:*  
Meet a Schrader representative at the property  
Sunday, February 24, 2 - 4pm  
and Saturday, March 2, 10am - 12noon.

**AUCTIONEER'S NOTE:** We are pleased to be offering this significant and very flexible property. Its versatility allows for multiple uses including wooded building sites, tillable acreage and immediate business exposure as a result of zoning and nearly \$1 Million in improvements. It also provides strong long term investment potential with its extensive highway frontage. Walk over inspections permitted. Make plans to participate today!

**DEKALB COUNTY PROPERTY:**

**62.23 ACRES - 3 TRACTS**

Zoned General Business

LOCATED IN BUTLER TOWNSHIP

**TRACT 1: 4.7± ACRES. POTENTIAL BUILDING SITE! POTENTIAL BUSINESS SITE!** This tract has approximately 200' of road frontage on the north side of County Line Road. This tract is level and backs against the open Hilkey Carnahan drain.

**TRACT 2: 25.7± ACRES. A VERY HIGH PROFILE POTENTIAL BUSINESS SITE!** There has been nearly \$1 Million worth of improvements already made to this property, including site work, electrical, asphalt drive, lighting, concrete pads for buildings and more. This tract has nearly 400' of frontage off of County Line Rd. and nearly 1200' of frontage along Interstate 69. There is a Phase I Environmental Study available for this property. Great investment piece of property with lots of potential uses!!

**TRACT 3: (SWING TRACT) 31.8± ACRES. TILLABLE & WOODED LAND!** There are approximately 23 tillable acres and 8.5 wooded acres. This tract offers a private scenic walk-out site near the back woods. Plenty of hunting and recreation possibilities on this tract! This tract also has over 1200' of frontage along Interstate 69. The soils are mostly Blount Silt loam. This tract can be purchased separately only by an adjacent land owner or in combination with tract 2.

**ALLEN COUNTY PROPERTY:**

**64.5 ACRES - 5 TRACTS**

LOCATED IN PERRY TOWNSHIP

**TRACT 4: 3± ACRES. HOME SITE WITH LARGE BARN.** The barn is a 100' plus hewn beam barn with lots of room for livestock, storage, etc. There is a well that services the barn. This site has nearly 200' of frontage along County Line Road.

**TRACT 5: 26.8± ACRES. MOSTLY TILLABLE LAND.** This tract has access off of County Line Rd. on two sites and runs nearly 1800' along Interstate 469. Soil types are mostly Blount Silt loam and some Pewamo silty clay. This tract is level and slopes down to the back watershed.

**TRACT 6: 8.5± ACRES. MOSTLY WOODED, POTENTIAL BUILDING SITE!** There will be a 130' access along County Line Road. This tract would also be an excellent hunting and recreational piece of land in combination with Tracts 7 and 8.

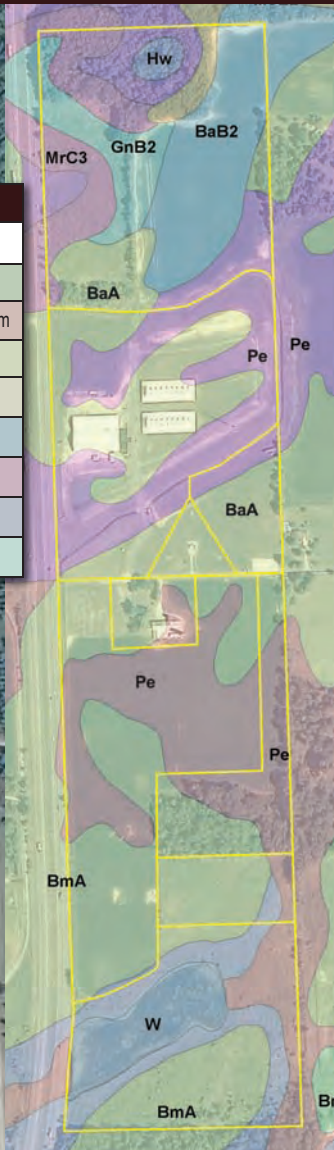
**TRACT 7 (SWING): 4.8 ACRES TILLABLE LAND.** This tract offers a great back lot or food plot to Tract 6 or can be combined with Tract 5 for additional tillable acres. The soils are Blount Silt loam. This tract can be purchased separately only by an adjacent land owner or in combination with Tracts 5 or 6.

**TRACT 8 (SWING): 21.2± ACRES. WATER SHED & GRASSLAND.** This tract features a large bowl which collects water from surrounding tiles. This has become a scenic water shed and popular waterfowl spot. There are elevated areas above the water which could provide possible building sites or added tree plantings for hunting and recreation. This tract can be purchased separately only by an adjacent land owner or in combination with other tracts having access to County Line Road.

TRACTS 6, 7, & 8 each border the Paul Freeman Drain to the east.



SOIL TYPES	
Symbol	Soil Name
BmA	Blount silt loam
Pe	Pewamo silty clay loam
BaA	Blount silt loam
Pe	Pewamo silty clay
BaB2	Blount silt loam
MrC3	Morley silty clay loam
MrB2	Morley silt loam
GnB2	Glynwood loam



**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 8 tracts, and combination of the tracts, subject to Swing Tract rules. 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 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, 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. Seller reserves the right to reject any and all bids.

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

**POSSESSION:** Possession on day of closing, immediately following the closing.

**BUILDING APPROVAL:** These are currently "non-reviewed" sites per the Dekalb and Allen County Plan Commissions. Buyer(s) of each tract wishing to build, would be responsible for proceeding on their own, with the Dekalb and Allen County Plan Commissions "Division of Land" process. All costs incurred for the Division of Land process shall be the buyer(s) solely. 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.

**REAL ESTATE TAXES:** The Real Estate Taxes

shall be pro-rated to the day of closing. The Buyer shall pay all ditch assessments due in 2013.

**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.**

OWNER: R.I.J. HOLDINGS

AUCTIONEER: JERRY EHLE  
**SCHRADER**  
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