

EAST ALLEN COUNTY • MILAN TWP.

A PREMIER ESTATE

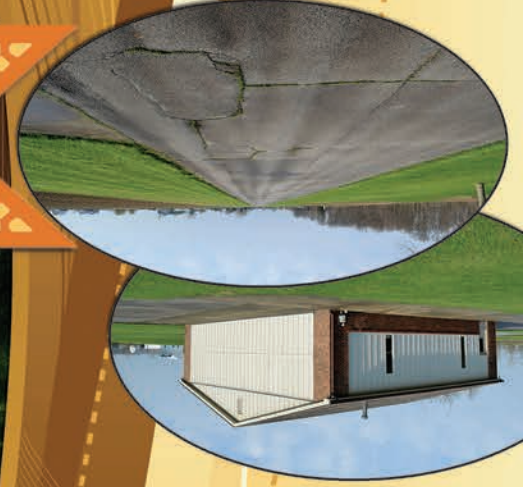


76± ACRES

OFFERED IN 6 TRACTS
OR COMBINATIONS

- Exquisite 4500 SF Home
- Airplane Hangar
- Paved Air Strip
- Productive Tillable Acres
- Wooded Sites

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC



OFFERED IN 6 TRACTS

76± ACRES

TUESDAY, MAY 28 • 6PM

AUCTION

REAL ESTATE

- Exquisite 4500 Sq. Ft. Home
- Airplane Hangar
- Paved Air Strip
- Productive Tillable Acres
- Wooded Sites



A PREMIER ESTATE

EAST ALLEN COUNTY, MILAN TWP.

SCHRADER CORPORATE OFFICES
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

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

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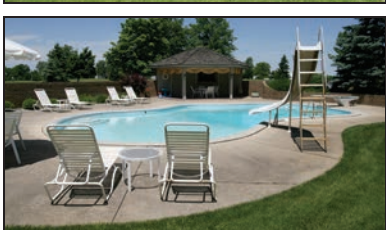


SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

AUCTION

Tuesday, May 28 • 6PM

REAL ESTATE auction held on site
in Hangar - 6428
Brush College Rd.
New Haven



REAL ESTATE AUCTION

Tuesday, May 28 • 6PM

76± ACRES

AUCTION HELD ON SITE IN HANGAR!
6428 Brush College Road,
New Haven
(Located 4 miles east of S. R. 37,
off of Doty Road)

TRACT 1: An immaculate 1-1/2 story sprawling all brick home on 8± acres, an in-ground pool, and 2300 sq. ft. heated airplane hangar.

Home Features:

- Spectacular entrance w/ slate floor, large chandelier, gorgeous curved stairway to upstairs!
- Spacious and open eat in kitchen w/ breakfast bar, ceramic flooring and lots of cabinets! All appliances included!
- Gorgeous dining room w/ large window and crown molding!
- Beautiful living room w/ bay window and crown molding!
- A wonderful year round sun room w/ view of the air strip!
- Den / bedroom w/ closet.
- Large laundry room w/ drip dry space, built-in iron board, and full bath w/ shower
- Stunning master bedroom w/ master bath, large and plentiful closets!
- Upstairs features loft, large walk-in cedar closet, 3 beautiful bedrooms and 2 full baths!
- A huge full unfinished basement with Kinetico softner, (2) water heaters, and more storage!
- 21 Actual closets in this home w/ additional walk-in attic upstairs!!
- In-ground heated pool features 8' diving area, step into pool, and heated pool house.
- Natural gas furnace and central air!
- 2 Car attached garage w/ additional storage

TRACT 2: 8.4± Wooded acres with nearly 900' of frontage along Brush College Road. This tract runs approximately 350' in depth. There are various hardwoods in this woods and lots of opportunity for potential building sites. Combine Tract 3 for additional

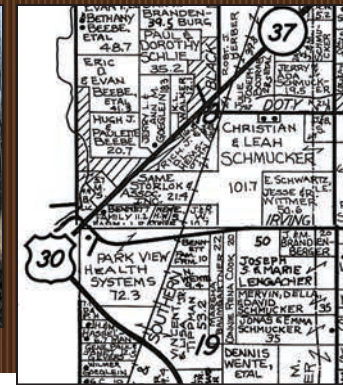
cleared acreage and add tract 4, the air strip, to complete the package! See Airstrip Conditions in this brochure.

TRACT 3: Swing Tract, 5.8± Acres of productive tillable land. This tract can only be bid on combination with an adjacent tract with access to road frontage, excluding Tract 4, the air strip.

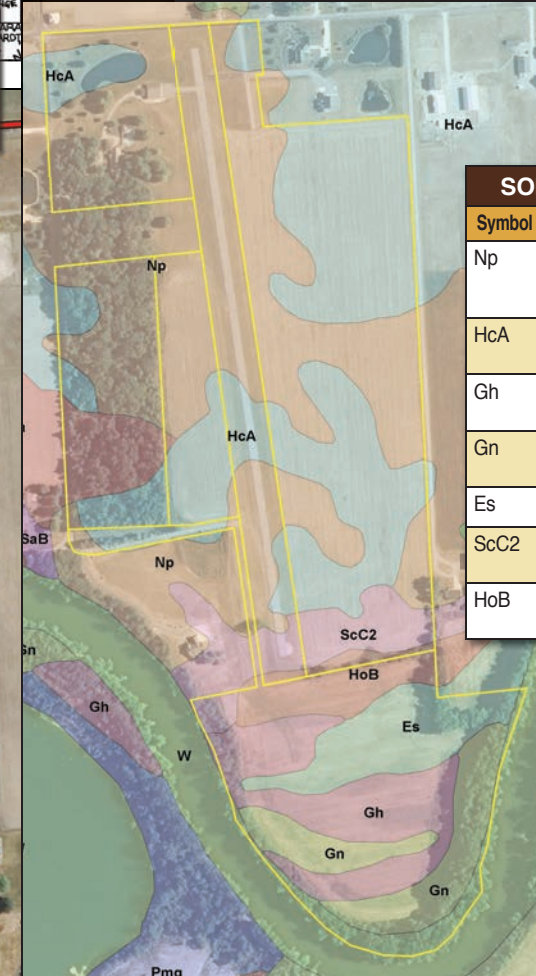
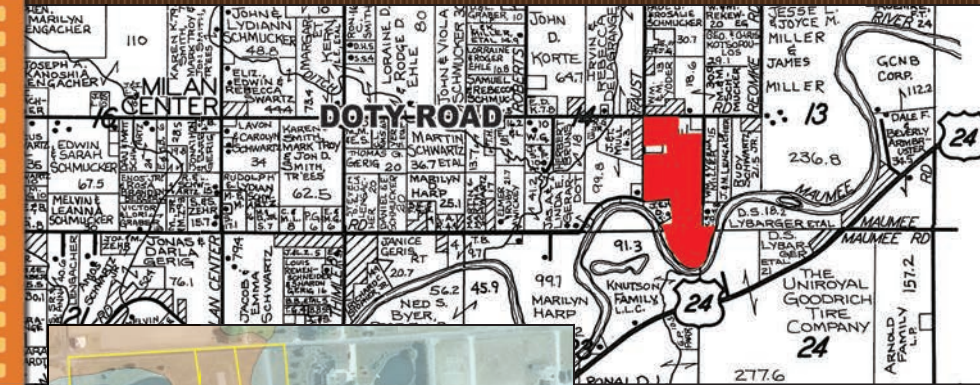
TRACT 4: Swing Tract, 8.7± Acres to include the nearly 1/2 mile asphalt airstrip. This tract is 150' wide and is approximately 2400'+ in length. This tract can be bid on only in combination with adjacent tracts or combination of tracts that have access to road frontage. See Airstrip Conditions in this brochure.

TRACT 5: 28.3± Acres of mostly tillable, productive soils. The soils are Hoytville Silty Clay loam, and Nappanee Silty Clay loam. This tract has access off of Doty Road and will grant an access easement to the Air Strip across the asphalt drive coming from the 2 adjacent land owners to the east. The owner of this tract will enter into a shared maintenance agreement with the 2 adjacent land owners to the east.

TRACT 6: 18± Acres of river bottom tillable and wooded river front. The soils on this tract are mostly Genesee Silt loam. This tract is being offered as a non-buildable lot as it is in flood plain. There will be a 25' owned access off of Brush College Road and then runs along the air strip to go back to the river bottom. A good opportunity to purchase hunting and recreation property! There can be no permanent structure, nor trees planted at the south end of the air strip. This tract cannot be purchased in combination with the air strip only.

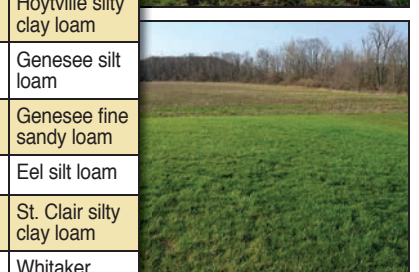


OPEN HOUSE TO PREVIEW THE REAL ESTATE:
Sun., April 28 2-4pm
& Sat., May 4 10am-12pm
or call for a private showing.



SOIL TYPES

Symbol	Soil Name
Np	Nappanee silty clay loam
HcA	Hoytville silty clay loam
Gh	Genesee silt loam
Gn	Genesee fine sandy loam
Es	Eel silt loam
ScC2	St. Clair silty clay loam
HoB	Whitaker loam



SELLER:
MARIAN DELAGRANGE

AUCTIONEER: JERRY EHLE



260-749-0445
866-340-0445
SchraderFortWayne.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 tracts as permitted by swing tract rules, and any combination of the six tracts, as permitted by swing tract rules. There will be open bidding on all tracts and the combination 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 ca-

shier'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. 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.
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: TRACT 1, 2, & 4 - Possession shall be given on the day of closing, immediately following the closing. **TRACT 3, 5, & 6** - Subject to 2013 crops.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. The Seller and the successful bidder(s) 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. Closing

prices shall be adjusted to reflect any difference between advertised and surveyed acres if a new survey is determined to be necessary, except on Tract 1 and any combination with Tract 1.
AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. and its representatives are exclusive agents of the Seller.
AIR STRIP CONDITIONS: Tract 4 contains and includes a private use airstrip approximately 150 feet wide and 2,400 feet

long (the "Airstrip"). The Airstrip can only be bid on and owned in combination with an adjacent tract, or combination of tracts, which have and include access to road frontage. Purchase of the Airstrip will be subject to a Maintenance Agreement and Declaration of Easement that will be recorded in the Office of the Recorder of Allen County, Indiana, granting the adjacent tracts, along with the MacDowell Parcel and Gordon Parcel, but excluding such adjacent tracts that are purchased and used for farming and agricultural purposes only

(the "Airstrip Adjacent Tracts") an easement for access and use of the Airstrip (the "Easement"), which such Easement shall create an obligation requiring the Airstrip Adjacent Tracts to participate in and pay for the maintenance, repair, and overall upkeep of the Airstrip. The Easement and the rights and obligations created therefrom may run with the land.
Purchase of Tract 5 shall be subject to a Maintenance Agreement and Declaration of Easement that will be recorded in the Office of the Recorder

of Allen County, Indiana, granting the MacDowell Parcel and Gordon Parcel an easement to access, use and cross a portion of Tract 5 in order to access and use the Airstrip (the "Tract 5 Easement"), which such Tract 5 Easement shall create an obligation requiring the MacDowell Parcel and Gordon Parcel to participate in and pay for the maintenance, repair, and overall upkeep of the Tract 5 Easement. The Tract 5 Easement and the rights and obligations created therefrom may run with the land.