

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 Tracts. There will be open bidding during the auction on individual tracts and combination of tracts.

DOWN PAYMENT: 10% down payment, or \$5,000 down on Tract 1 if sold individually, on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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 a purchase agreement 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: The possession of the land is subject to the 2013 crop harvest. The seller shall retain the 2013 cash rent. Buyer will get Possession of the Improvements on the day of closing.

REAL ESTATE TAXES: Seller shall pay all 2013 taxes due and payable in 2014. Buyer will assume all taxes thereafter.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: 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 if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.



#AC63001504

Allen County, Indiana
LAND AUCTION



Follow Us:



RC-749

NOVEMBER 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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3	4	5	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

AUCTION MANAGER: Jared Sipe
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866.340.0445

www.SchraderFortWayne.com

LAND AUCTION Allen Co. Indiana

119± Acres & Improvements
Offered in 4 Tracts



Wednesday November 6 at 6:00 pm
Held at the U.A.W. Hall in Ft. Wayne, IN

- Excellent Road Frontage
- Water & Sewer Available
- Productive Tillable Land
- Woods
- Zoned RS-1 Suburban Residential
- Development Potential
- 2 Story Farm House & Outbuildings



119± Acres & Improvements
Offered in 4 Tracts

LAND AUCTION

Wednesday, November 6 at 6:00 pm

Allen Co.
Indiana

Tract 1: 2 story farm house and outbuildings situated on 3+/- acres. There is approximately 485' of frontage on Kinnerk Rd. and approximately 490' of frontage on Dunkelberg Rd.

The home features: 2,722 Sq. Ft., Eat-in kitchen with laminate floors, Formal dining room with 10' ceilings, Living room with 10' ceilings and archway, Den with 10' ceilings, Main level bedroom with 10' ceilings, 3 bedrooms on the second level with natural hardwood floors, 1 full bathroom on the main level with washer hookup, 1 full bathroom on the second level with built-in linen closet, Original hardwood door casings, trim work and 5 panel doors, Full Basement, Partially finished, Gas hot water heating system, Well, septic system and natural gas (water and sewer Available), Enclosed porch/breezeway to garage, 2 car attached garage with circle concrete drive, Limestone and Aluminum siding

Description of outbuildings: 18x22 finished shop with concrete floors, electrical, overhead door, LP heat, wall unit air conditioner, vinyl siding and asphalt shingle roof, 40x65 pole barn with concrete floors, electrical, (2) 10' overhead doors, 12' sliding doors and glass front entrance door, 24x48 barn with concrete floors, electrical, newer metal roof and wood siding, 28x40 barn with concrete floors and electrical, There is asphalt drives leading to all the outbuildings

Tract 2: This tract consist of 45.8+/- acres of tillable land with approximately 610' of frontage on Kinnerk Rd. and approximately 1,180' of frontage on Dunkelberg Rd. Soils include Blount silt loam and Pewamo silty clay loam. This tract has public water and sewer along Kinnerk Rd.

Tract 3: This tract consist of 35.4+/- acres of mostly tillable land with approximately 9.5+/- acres of woods. There is approximately 625' of frontage on Dunkelberg Rd. Soils include Blount silt loam and Pewamo silty clay loam. This tract has water on Dunkelberg Rd.

Tract 4: This tract consist of 35.1+/- acres of tillable land with approximately 610' of frontage on Dunkelberg Rd. Soils include Blount silt loam and Pewamo silty clay loam. This tract has public water along Dunkelberg Rd. and has public sewer main up to the west property line.

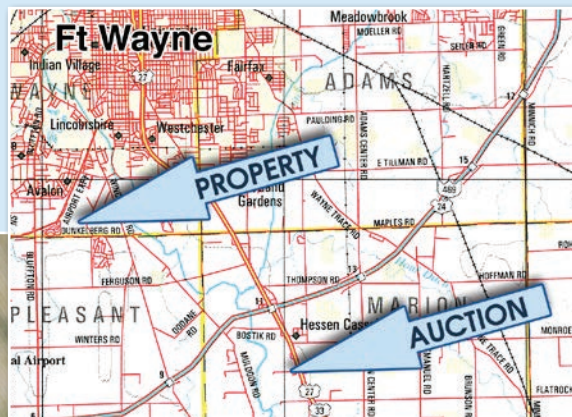
2013 taxes on the entire farm: \$6,429.44

Property Location: 1010 Dunkelberg Rd. Fort Wayne, IN 46819. The property lies at the corner of Dunkelberg and Kinnerk just east of Bluffton Rd. and just west of Winchester Rd.

Auction Location: U.A.W Hall 3921 Horman Rd. Fort Wayne, IN 46816. Take US Highway 27 approximately 1 mile south of 1469 to Horman Rd. and turn west (right) and follow back to the U.A.W Hall. (Horman Rd. is off US 27 on the west side just south of Monroeville Rd. and just north of Flatrock Rd.)



Auctioneer's Note: This a rare opportunity to own a large parcel of land in Wayne township with multiple uses. Please be sure to attend this auction. Whether you're an investor, farmer, developer or just looking for a nice home and outbuildings this property has something to offer to everyone.



Open House:
Sunday
Oct. 13 & 27
2:00-4:00pm



Sale Manager: Jared Sipe • Owners: Cynthia Louis, Rhonda McIntyre, Darrell Gerke & Keith Gerke

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Visit our website for additional photos and information.