

MONDAY, OCTOBER 28 @ 6PM

FARM AUCTION

DEKALB COUNTY, IN
5973 COUNTY ROAD 52

DEKALB COUNTY, IN • 5973 COUNTY ROAD 52

116± ACRES

Offered in 5 Tracts or Combinations

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 and dimensions in the purchase price. All sketches and dimensions in the purchase 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 exclude 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 STATEMENTS MADE.**

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 the presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
DEKALB COUNTY PLAN COMMISSION REVIEW: Each of the tract divisions are being offered as non-reviewed self-offs by the DeKalb County Plan Commission. It shall be the Buyer(s) responsibility to complete all necessary DeKalb County Plan Commission and Board of Health steps in attaining building and septic permits.
POSSESSION: Possessions shall be given on Tract 1 on the day of closing, immediately following the closing. Possession on all other tracts on day of closing, except immediate possession may be given with an additional \$10,000 down on day of sale.

ACTION TERMS AND CONDITIONS: The property will be offered in 5 tracts as permitted by swing tract rules, and any combination of the five 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 cashier's check, personal check or copayable 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.

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

AUCTION MANAGER: JERRY EHLE
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

OCTOBER 2013

Follow Us:

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	31		

SchraderForWayne.com
EhleAuctions.com
866.340.0445

- FARM HOMESTEAD
- FARM LAND
- WOODED ACRES
- HUNTING & RECREATION LAND

116± ACRES

Offered in 5 Tracts or Combinations

116± ACRES

Offered in 5 Tracts or Combinations

DEKALB COUNTY, IN
5973 COUNTY ROAD 52

FARM AUCTION

**MONDAY, OCTOBER 28
6PM**

- FARM HOMESTEAD
- FARM LAND
- WOODED ACRES
- HUNTING & RECREATION LAND



116[±] ACRES

Offered in 5 Tracts or Combinations

FARM AUCTION

DEKALB COUNTY, IN
5973 COUNTY ROAD 52

MONDAY, OCTOBER 28 @ 6PM

**FARM HOMESTEAD
FARM LAND
WOODED ACRES
HUNTING &
RECREATION LAND**

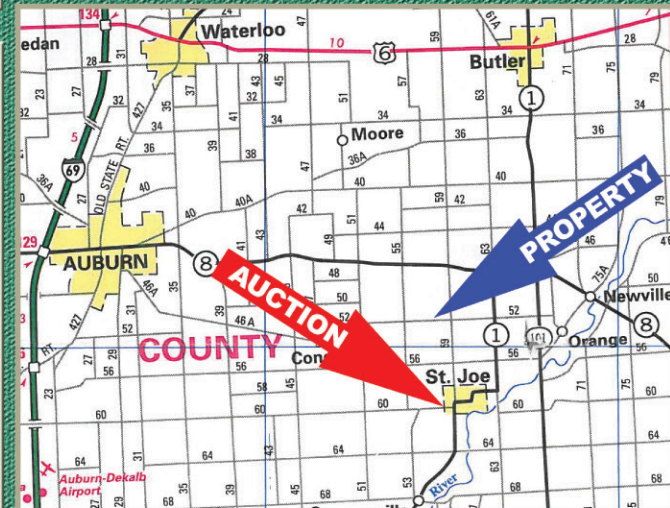
**AUCTION HELD AT THE ST. JOE
CONSERVATION CLUB:**

5871 County Road 60, St. Joe, Indiana

PROPERTY LOCATION: 5973 County Road 52; DeKalb County, Concord Township, at the North West corner of County Roads 52 and 59. Located just 1.5 miles due north of St. Joe, Indiana, and 1 mile south of Hwy. 8

TRACT 1: 2 STORY FARM HOME, BARN, BUILDINGS AND 9.6± ACRES. This tract is an old homestead and includes a spacious 2 story home with tons of potential, large barn and machine building. The home features gorgeous oak trim throughout plus an enormous oak pocket door dividing the interior rooms. There are five bedrooms upstairs, and 2 full baths on the main level. There is a large country kitchen and very spacious living and dining rooms. There is an enclosed porch off of the back and a covered porch on the front. The home has roof and some foundation damage. The barns include a 54 x 90 machine barn and a 54 x 90 farm barn with lots of storage area. There are a couple of misc. buildings in dis-repair. There is over 500 feet of road frontage along CR 59 and approximately 800 feet of road frontage along CR 52.

TRACT 2: 10.3 ACRES± POTENTIAL BUILDING SITE! This tract offers an elevated scenic potential building site off of CR 59. There is approximately 800 feet of road frontage. The view overlooks the valley and woods behind the farm.



PREVIEW DATES:
Monday, October 14
Wednesday, October 23
5-7 PM

**Walk Over Inspections
Between 10 AM - 3 PM
WEAR ORANGE!!**

TRACT 3: 19.8 ACRES± POTENTIAL BUILDING SITE, HUNTING AND RECREATION SITE, FARM OR PASTURE LAND! This tract has over 700 feet of road frontage along CR 52 and is bordered on the west by the Norfolk and Southern Railroad. This tract is rolling with elevated potential building sites. There are some slight woods in the back which offers great deer and turkey hunting.

COMBINE TRACTS 1, 2 AND 3 FOR A COMPLETE 40 ACRE MINI FARM!!
TRACT 4: 36.5 ACRES± OF FARMLAND AND SOME WOODS. This tract has approximately 1000 feet of road frontage along CR 52 and is bordered on the east by the Norfolk and Southern Railroad. This tract offers productive soils and potential elevated building sites. It overlooks the woods and lowlands to the back of the property. This is a great hunting and recreation tract also.

TRACT 5: SWING TRACT, 40.7 ACRES±. This tract can be purchased only in combination with tract 4 or by an adjacent land owner. This tract is a mixture of high elevated ground to the east, and rolls down to the hardwoods and some low areas. It is partially bordered by the Norfolk and Southern Railroad on the east. Lots of deer and turkey hunting on this tract!!



SELLERS: Jim and Karen Chandler, the Former Jim Armstrong
AUCTION MANAGER: JERRY EHLE
260-749-0445 | 866-340-0445



SchraderFortWayne.com
SchraderAuction.com

GO TO WEB SITE FOR COMPLETE LISTING AND PHOTOS!

AUCTIONEER'S NOTE: This farm is a combination of lots of potential uses from Home Sites to Hunting and Recreation, to Productive Farm Land. This is the proverbial diamond in the rough! Located just a couple of minutes from SDI plant and easy to travel Highway 1 towards Leo-Grabill and Fort Wayne and only 15 minutes from Auburn! Bid on the tract or the permitted combinations at this auction with tracts ranging from 10 acres to the entire 116.

PLAN ON ATTENDING THE PERSONAL PROPERTY AUCTION ON SATURDAY, OCTOBER 26TH 10:00AM AT THE FARM!
TRACTORS • COMBINE • IMPLEMENTS • ANTIQUE & COLLECTOR CARS & PARTS • SHOP TOOLS & EQUIPMENT

