

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, and the total property may compete.

DOWN PAYMENT: TRACT 1 AND THE COMBINATION OF 1 AND 2

\$2500 down payment on the day of auction with the balance in cash at closing.

TRACT 2: 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 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 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 Trustee's 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: Possession on Tract 1 will be on or before July 7, and possession of the land shall be on day of closing. Immediate possession of land for planting purposes with additional 10% deposit on day of auction.

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 the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Board of Health or for access to the Fort Wayne Sewer on Tract 2.

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.



CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

AUCTION MANAGER: JERRY EHLE

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866-340-0445

Real Estate Auction
18.7± Acres
Offered in 2 Tracts or Combination!
Adams Township • Allen County

JUNE 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	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					



Historic East Allen Home

Over 2,000 Sq Ft.
2 Story Home and 1.6 Acres!

18.7± Acres

- Zoned I-1, Light Industrial
- 17± Acres with access on Adams Center Road & Moeller Road



ONLINE BIDDING AVAILABLE

Real Estate Auction

Offered in 2 Tracts or Combination!

MONDAY, JUNE 2
6:00 PM

Adams Township • Allen County

Real Estate Auction

Adams Township • Allen County

Historic
East Allen Home

18.7± Acres

Offered in 2 Tracts or Combination!

MONDAY, JUNE 2 6:00 PM

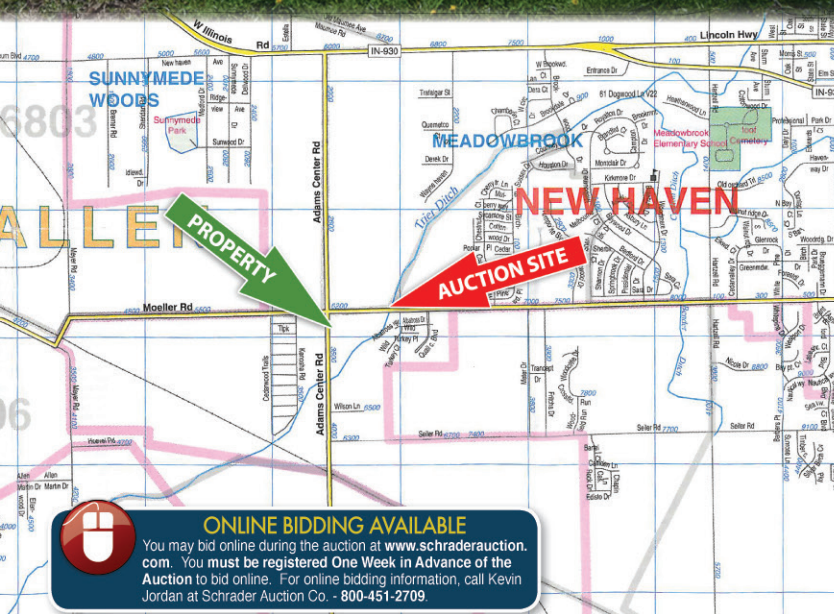
ZONED I - 1,
LIGHT INDUSTRIAL

OPEN HOUSE:
Wednesday, May 14
4 - 7pm
at Tract 1

3527 ADAMS CENTER ROAD

(Located just south and east of Moeller Road and Adams Center Intersection, just south of the New Maplecrest Extension)

AUCTION HELD AT FIREHOUSE RECEPTION HALL
(6700 Moeller Road, Fort Wayne, IN)



TRACT 1: Over 2,000 Square Foot 2 Story Home and 1.6 Acres. Includes 2 story 2 Car Barn and storage shed!

Home Features:

- Set up 1.6 acres overlooking farm fields
- Large kitchen – Dining area
- 4 Bedrooms, 1 full and two ½ baths
- Upstairs could be duplexed with kitchenette
- Beautiful covered front porch
- Set on Full Basement with Family Room, Rec Room and Storage
- Hooked to City Water, City Sewer Available
- Over 200 feet of road frontage along Adams Center Road

TRACT 2: 17± Acres with access onto Adams Center Road and Moeller Road

- FORT WAYNE CITY SEWER INSTALLED THROUGH THIS PROPERTY ALONG TRIER DITCH
- Nearly 800 feet of road frontage along Adams Center Road
- Nearly 700 feet of road frontage along Moeller Road
- Mostly Tillable for current farm income
- Excellent Investment property



SELLER: Robert and Joyce Teeple Revocable Trust • **ATTORNEY:** Cliff Holleran • **AUCTIONEER:** Jerry Ehle

260-749-0445 • 866-340-0445
www.schraderfortwayne.com

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