

ONLINE BIDDING AVAILABLE



- Excellent level, tillable farmland
- Possible development potential
- Frontage on Dupont & Fritz Rd

29± acres
IN 1 TRACT

FarmLand Auction
ALLEN COUNTY, WASHINGTON TWP

800-451-2709 • SchraderAuction.com

TERMS AND CONDITIONS
PROCEDURE: This property will be offered in 1 individual tract as a total 29± acre unit. ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price are subject to the Seller's acceptance or rejection.
DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash in the form of cash, cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller(s).
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
POSSESSION: Possession of the land shall be at closing.
REAL ESTATE TAXES: Seller shall pay all 2014 taxes due in 2015, buyer shall pay all subsequent taxes thereafter.
ACRAGE: Tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description. EASEMENTS: Sale of the property is subject to any and all easements of record.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order the auction property.
STOCK PHOTOGRAPHY: Some photos are for illustrative purposes only and are not of ANY OTHER PRINTED MATERIAL, OR PREVIOUSLY PRINTED MATERIAL, OR WILL TAKE PRECEDENCE OVER ANY PODIUM DURING THE TIME OF THE SALE AUCTION COMPANY AT THE AUCTION ANNOUNCEMENTS MADE BY THE Auctioneer, The Sellers 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.

SCHRADER Real Estate and Auction Company, Inc.
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Auction Manager: Ritter Cox
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29± acres
OFFERED IN 1 TRACT



ALLEN COUNTY • WASHINGTON TOWNSHIP

Farmland Auction 29± acres

OFFERED IN 1 TRACT

TUESDAY, JANUARY 20TH
6:00 PM

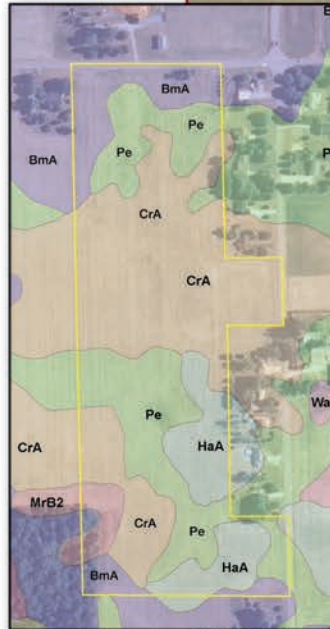
AUCTION HELD AT THE ALLEN COUNTY FAIRGROUNDS
2726 Carroll Rd, Fort Wayne, IN 46818

PROPERTY LOCATION:

From intersection of US 30 & US 33 - travel northwest on US 33 approximately 1 mile to Fritz Rd, then north (right) on Fritz Rd approximately 2 miles, property on left.

Or on SR 3 - travel north of Ft Wayne, IN, approximately 3 miles to Dupont Rd, then west (left) approximately 2.5 miles to property on left.

- **Excellent level, tillable farmland**
- **Possible development potential**
- **Frontage on Dupont & Fritz Roads**
- **Quality soils, predominantly Crosby, Pewamo & Haskins**
- **2015 Farming Rights**
- **Incoming Producing**



SOIL MAP	
Soil Symbols	Name
CrA	Crosby loam, 0 to 2 percent slopes
Pe	Pewamo silty clay loam
HaA	Haskins loam, 0 to 2 percent slopes
BmA	Blount silt loam, 0 to 2 percent slopes
MrB2	Morley silt loam, 2 to 6 percent slopes, moderately eroded

OWNER: Wayne Fritz
AUCTION MANAGER:
Ritter Cox • 260-609-3306



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ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.