

**AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 4 tracts separately or in combinations. Tracts 1 and 2 may be bid on in a combination and Tracts 3 and 4 may be bid on in a combination bid. Neither Tracts 1 nor 2 can be combined with Tracts 3 or 4. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations may compete. Bidding will be closed simultaneously on all tracts.

**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 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 Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before January 17, 2017. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession of all tracts on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Seller to pay all of 2016 taxes due in 2017. Buyer to pay 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:** A perimeter survey dated April 2016 is available for review on the entire property. 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 new surveys. 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.

**DRIVEWAY EASEMENT AND MAINTENANCE AGREEMENT:** For purposes of access to Tract 2, A 25 foot roadway easement shall be provided over the existing driveway on Tract 1. A 25 foot utility easement shall be placed adjacent to the roadway easement. A driveway maintenance agreement shall be signed by both buyers of Tracts 1 and 2.

**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.

**AGENCY:** Schrader Real Estate & Auction Company 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.**



7009 N. River Rd.,  
Ft. Wayne, IN 46815

**AUCTION MANAGER:**  
Jerry Ehle

**866-340-0445 / 260-749-0445**

#AC63001504, #AU19300123,

custom built home on **30** acres in 4 tracts

**Real Estate**

**A U C T I O N**

EAST ALLEN COUNTY

Monday, December 5th @ 6pm

**December 2016**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	<b>5</b>	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

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**866-340-0445**



**Real Estate**

**A U C T I O N**

EAST ALLEN COUNTY



Custom built home on **30** acres in 4 tracts

- 1800± sq. ft. custom built home with 1 acre pond, plus barn on 10 acres
- Additional 11.6 acre parcel
- (2) 4 acre building sites
- Total of 30 acres

**Monday, December 5th @ 6pm • Auction held on site**

**Property Location: 8508 Trentman Road, Fort Wayne, IN**



# Real Estate

## AUCTION

EAST ALLEN COUNTY

Monday, December 5th @ 6pm

Custom built home on

**30±  
acres  
in 4 tracts**

- 1800+ sq. ft. custom built home with 1 acre pond plus barn on 10+ acres
- Additional 11.6 Acre Parcel
- (2) 4 acre building sites
- Total of 30 Acres

### A Luxurious Home on Beautiful Property:

#### Location:

8508 Trentman Rd. Fort Wayne, IN  
Located Between Tillman  
and Maples Roads - Auction held on site



#### Tract 1: Star Homes Custom Built Home on 10+ Acres with Pond And Barn

##### 16 year old custom built home features:

- 1800+ square foot living space on main level plus 942 square foot finished basement
- 3 Bedrooms, 3 Full Baths • Spacious and Gorgeous Kitchen / Dining area with 3 way fireplace. • Kitchen features tile flooring, Harlan Cabinets, Breakfast bar, all appliances
- Dining area with tile flooring, large 3 panel glass door onto elevated deck
- Family Room with Crown Molding, 3 way fireplace, and Double Panel Windows overlooking Pond
- Beautiful Foyer entrance with columns, tile flooring and Crown Molding
- Master Bedroom with Double vanity, whirlpool tub, plus shower and huge Walk-in closet
- Utility Room includes Whirlpool Washer / Dryer
- 2ND Bedroom with built-in bookcases, could be front office or den
- 3rd Bedroom boasts 2 large windows overlooking pond and yard
- Partial

basement with bar, kitchenette, finished recreation area with Fireplace and Full Bath

- Basement walk-out onto patio overlooking pond
- Mechanical Room with storage, Newer Kenmore water softening unit, Natural gas Furnace, Newer Well tank
- 2 car garage with attic, also Generac stand by Generator
- 40 x 45 Barn with all concrete floor, 8'W x 10' H overhead door and 12'W x 11' H sliding door.
- Barn is wired for 220 with part shop area
- 1 acre stocked pond, 15' deep in center with gorgeous natural setting all around including a huge 200 plus year old oak tree in the back

This tract will be sold subject to a 25' roadway easement across the existing drive plus a 25' utility easement adjacent to the roadway easement. These would be only if Tract 2 is sold separate from Tract 1.

#### Tracts 2, 3, and 4:

**TRACT 2: 11.599± Acres.** This tract is all tillable land which lies directly behind Tract 1. It is a large rectangular piece. There is some roll to the terrain of this tract providing for an elevated potential building site. Access to this tract will be via a roadway easement across the existing drive and over the grass north of the barn to the Tract 2. (As shown in brochure)

Combine Tracts 1 and 2 for a 22 acre mini farm setting!

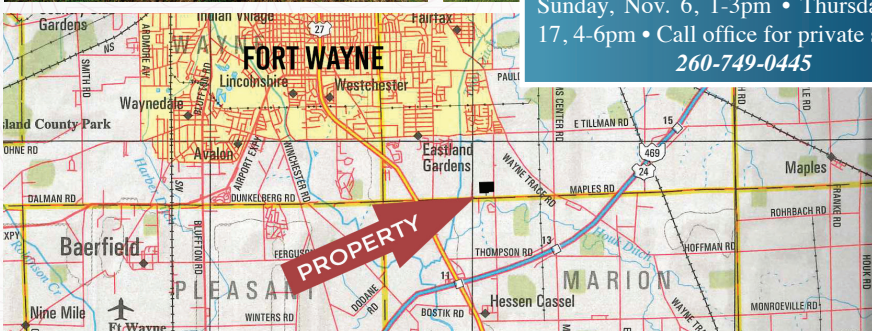
**TRACT 3: 4.026± Acres, Potential Building Site!** This tract lies to the south and is adjacent to both Tracts 1 and 2. This tract slopes to the west providing for a possible walk-out building site. There is a natural wooded area to the east for a privacy barrier. The access would be via an owned 80 foot strip off of Trentman Road. This tract already has electricity run to it plus a 5", 150 ft. well with a capacity of 150 gallon per minute. A small metal shed houses the pressure tank.

**TRACT 4: 3.878± Acres, Potential Building Site!** This tract lies to the west of Tract one. It slopes up towards the west to provide for a picturesque potential building site with a wooded backdrop. Access to this tract will be over an existing county roadway access off of Maples Road. Combine Tracts 3 and 4 for a nearly 8 acre Private Estate site!

Due to separate owners: Tracts 3 and 4 can be purchased simultaneously with Tracts 1 and 2 or 1 or 2 each, but not combined bids.



Open House to preview the property:  
Sunday, Nov. 6, 1-3pm • Thursday, Nov.  
17, 4-6pm • Call office for private showing  
260-749-0445



#### Owners:

Tracts 1 & 2: Roger & Linda Larue  
Tracts 3 & 4: Wesley Larue  
Auction Manager: Jerry Ehle



Call or Visit our Website for  
brochure & more pictures!

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WWW.SCHRADERFORTWAYNE.COM