

**TERMS & CONDITIONS:** Survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

**FAIR HOUSING:** It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law 42 U.S.C.A. 3601, to refuse to sell, transfer, assign, rent, lease, sublease, or finance housing accommodations, because of race, color, religion, sex, marital status, as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability, as defined in that section, or national origin or to so discriminate in advertising this sale or real estate brokerage services of housing, or in the provision of real estate brokerage services.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is, without physical warranty." Seller and agent are not assuming any responsibility for warranty or any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to include any person from bidding if there is any question as to the person's creditworthiness, fitness, etc. All decisions of the auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE WILL TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**7009 N. River Road,  
Fort Wayne, IN 46815**

**AUCTION MANAGER:**  
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**CORPORATE HEADQUARTERS**  
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**2 FARMS**  
**INDIANA FARM**  
279± ACRES OFFERED IN  
6 TRACTS OR COMBINATIONS  
**OHIO FARM**  
OFFERED AS A  
TOTAL 80 ACRES AND CANNOT BE  
COMBINED WITH INDIANA FARM

**Land Auction**

**Thursday, November 30 @ 6:00 PM**

**AUCTION HELD AT MONROEVILLE PARK PAVILION**  
421 MONROE STREET, MONROEVILLE, INDIANA

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of Fort Wayne

**EAST ALLEN COUNTY, INDIANA**  
**and PAULDING COUNTY, OHIO**

**Land Auction**

**Thursday, November 30 @ 6:00 PM**

**359± acres** **MOSTLY TILLABLE WITH QUALITY SOILS**

**2 FARMS**  
**INDIANA FARM**  
279± ACRES OFFERED IN  
6 TRACTS OR COMBINATIONS

**OHIO FARM**  
OFFERED AS A  
TOTAL 80 ACRES AND CANNOT BE  
COMBINED WITH INDIANA FARM

**ONLINE BIDDING AVAILABLE**

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**SCHRADER REAL ESTATE & AUCTION**  
of Fort Wayne

# 359± 2 FARMS acres Land Auction

Thursday, November 30 @ 6:00 PM

EAST ALLEN COUNTY, INDIANA *and* PAULDING COUNTY, OHIO

**Auction Site:** Auction held at Monroeville Park Pavilion, 421 Monroe Street, Monroeville, Indiana.

**Indiana Farm Location:** 7800 Block of Morgan Road in Jackson Township. Farm is located between Baldwin and Rossworm Roads, Just one mile North of U.S. Highway 30 and ½ mile West of the Ohio State Line.

**Indiana Farm Offered in 6 Tracts or Combinations**

**TRACT 1: 40.43± ACRES**

This tract is all tillable. It has over 1300 feet of road frontage along Morgan Road and also along Baldwin Road. The soils are Hoytville silty clay. There is an AEP tower line with a 130' easement going west to east through this tract. The easement begins 432' from Baldwin Road. The J. Leininger Tile comes to a point near the center of this tract on the west boundary line.

**TRACT 2: 40.43± ACRES**

This tract is all tillable. It has over 1300 feet of road frontage along Baldwin Road. The soils are Hoytville silty clay. The AEP tower line also runs west to east across the same dimensions as Tract 1. The J. Leininger Tile runs north to south on this tract near the west boundary.

**TRACT 3: 50.43± ACRES**

This tract is mostly tillable and runs south to the Sorgen drain. It has over 1300 feet of road frontage along Baldwin Road. The soils are all Hoytville silty clay. Drainage installed in 2014; 42 strings of 4" tile on 40' centers and run to a new outlet tile. The outlet tile starts as 6" on the north at Baldwin Road and extends south to 8" then south to 10" to the Sorgen drain. The outlet tile is on Tract 3 and is approximately 70' west of Tract 4.



**TRACT 4: 53.90± ACRES**

This tract is mostly tillable and also runs south to the Sorgen drain. Then, the Sorgen drain also runs along most of the eastern border of this tract. There is over 1300 feet of road frontage along Baldwin Road. The soils are mostly Hoytville silty clay with some Nappanee and some Lenawee silty clay loam. Drainage installed in 2010; 47 strings of 4" tile on 40' centers and run to the 10" outlet tile to the east and into the Sorgen drain. The outlet tile on the east runs from the Baldwin road to the south approximately 740 feet to the outlet in the ditch and also runs from the south to the north approximately 570' to the outlet in the ditch.

**TRACT 5: 27.08± ACRES**

This tract is mostly tillable. It has over 1300 feet of road frontage along Rossworm Road. It's north border is the Sorgen drain, and the west border is the H.O. White drain. The soils on this tract are mostly Lenawee silty clay loam with a few acres of Hoytville. This tract offers an excellent potential for a small mini farm or estate site!

**TRACT 6: 67.24± ACRES**

This tract is mostly tillable with some grassy areas along the Sorgen Drain to the northwest. The northern border of this tract is the Sorgen drain. The eastern border is the H.O. White drain.

**Ohio Farm Location:** Rd. 48, Paulding Ohio. Farm is located at the Southeast Corner of State Line Road and Road 48 in Benton Township. This Farm is approximately 1 ½ miles North of the Indiana Farm.

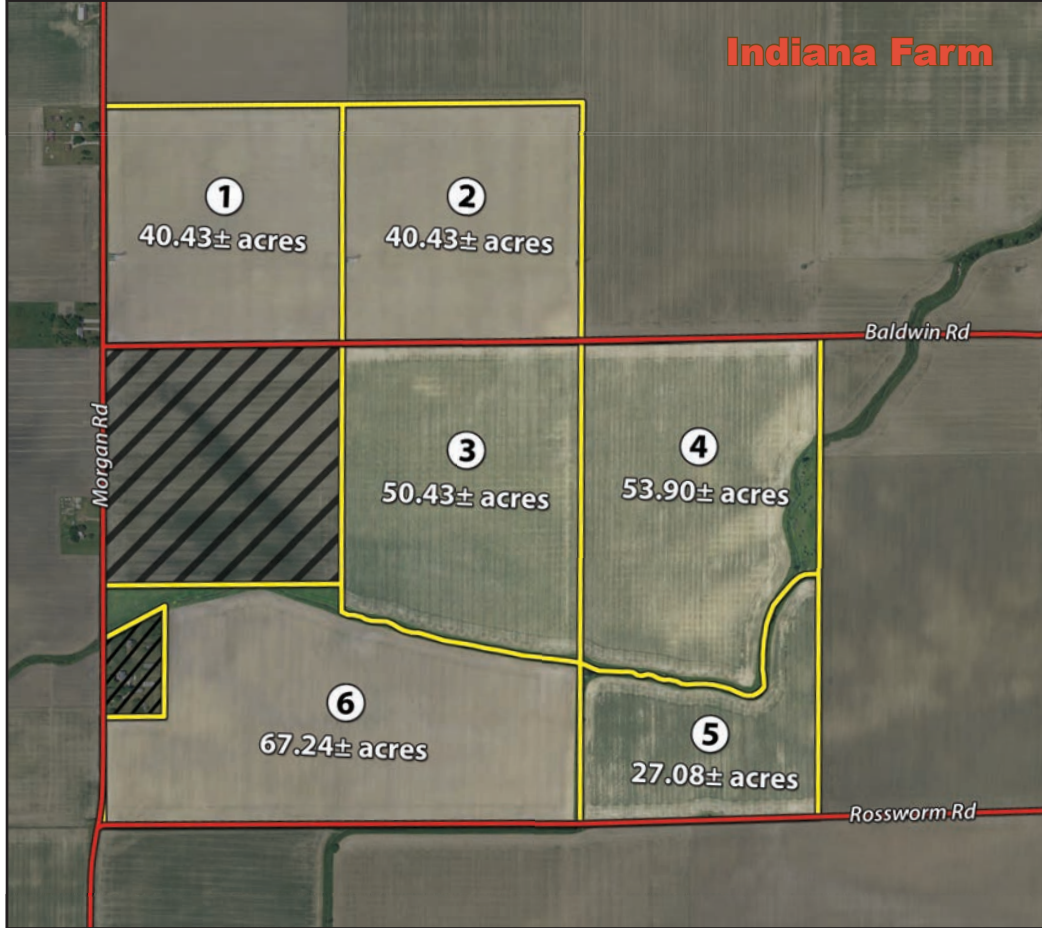
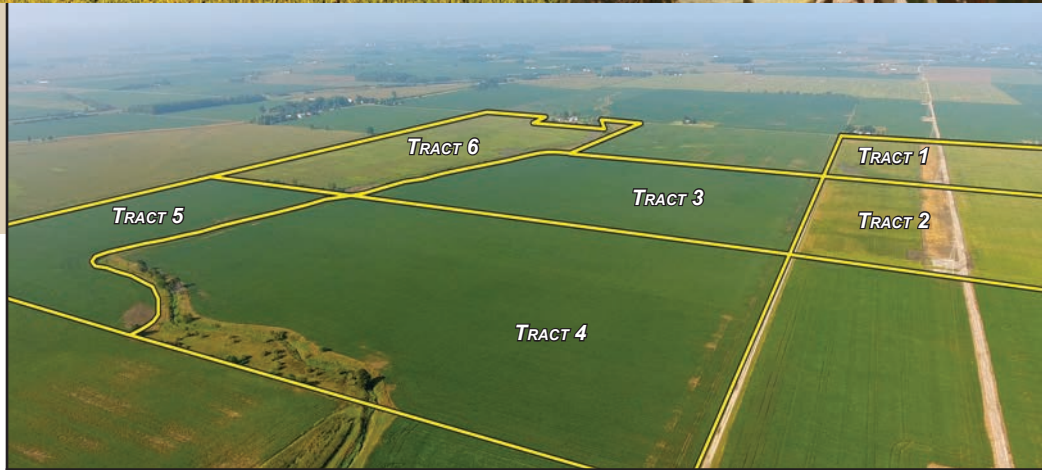
**Ohio Farm Offered as a Total of 80 Acres and Cannot be Combined with Indiana Farm**

**TRACT 7: 80± ACRES**

Paulding County, Benton Township, 80± acres located at the Southeast corner of State Line Road and Road 48. This tract is mostly tillable except for approximately 9.8± acres of wooded ditch area. There is approximately 59± acres tillable north of the ditch and 10.13± acres tillable on the south of the ditch.

**Terms for Ohio Farm:** 10% down on day of sale, balance of purchase price subject to seller financing in the form of a note and mortgage in favor of seller, with payment terms of 15% in December, 2017, with three equal payments of the remaining principal made to Seller in each of the next 3 Decembers, annually, together with interest on the remaining principal balance at the fixed rate of 4% until paid in full, with note and mortgage terms to include such additional customary terms as would be typical of a farm financing transaction.

**OWNERS:** INDIANA FARM: LENARD WILSON, TRUSTEE OF THE MARCELLA C. JACKSON REVOCABLE TRUST. OHIO FARM: REX WILSON



Auction Manager: Jerry Ehle  
Office: Cell:

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