

DEKALB COUNTY,
INDIANA

33[±]
acres
in 3 Tracts

- 4 Bedroom, 4 Bath, Modern Craftsman Style Home On 8 Acres With Pond, Pool and Barn
- Additional 25 Acres Offered In Separate Tracts
- Exceptional Hunting and/or Building Sites



Bid on Entire Property or Bid on One Tract!

ONLINE BIDDING AVAILABLE

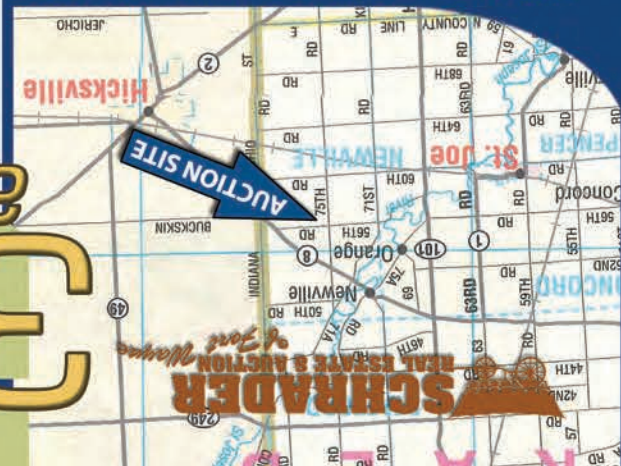
SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

866-340-0445 • SchraderFortwayne.com

AUCTION

MONDAY, SEPTEMBER 30 • 6:00 PM

Auction held on site: 5725 County Road 75, St. Joe, Indiana



7009 N. River Road, Fort Wayne, IN 46815

SALE MANAGER: Jerry Ehle
260-749-0445 | 866-340-0445

CORPORATE HEADQUARTERS:
950 N. Liberty Dr.,
Columbia City, IN 46725

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SEPTEMBER 2019

SUN	1	8	15	22	29
MON	2	9	16	23	30
TUE	3	10	17	24	
WED	4	11	18	25	
THU	5	12	19	26	
FRI	6	13	20	27	
SAT	7	14	21	28	

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MONDAY, SEPTEMBER 30 • 6:00 PM

AUCTION HELD ON SITE! 5725 COUNTY ROAD 75, ST. JOE, INDIANA
(Located south of the intersection of County Road 75 and County Road 56, Approximately 1 mile south off of 8)

OPEN HOUSE TO PREVIEW THE PROPERTY:
Sunday, September 8 • 2-4pm
Thursday, September 12 • 5-7pm
Or Call Office for Private Showing! 260-749-0445
Walk-over inspections with permission only!!

TRACT 1: 1 ¾ STORY MODERN CRAFTSMAN STYLE HOME WITH 4 BEDROOMS AND 4 BATHS!

Set upon 8[±] serene acres, this home has endless features:

- Wrap around front covered porch as the entrance
- Foyer entrance with plant shelf and Open stairway to second level
- Open Kitchen / Family Room concept with stainless range, built-in microwave, dishwasher, plant shelf, and eat-in area!
- Great Room off of the kitchen with lots of windows for scenic views, vented lp fireplace, surround sound speakers, and built-in cabinets
- Main level Master Bedroom with full bath, walk-in closet
- Main level Utility room with additional full bath
- Second main level bedroom
- Upstairs level with 2 bedrooms and full bath
- Full Finished Basement with additional Rec Room with wet bar area and full bath
- Den / Office Room also in basement
- Lots of storage also in basement
- 2 car 24' x 24' attached garage
- Large wrap around deck with 24' pool
- ¾ acres stocked pond with beach and pier
- Heated 40' x 60' Pole building with water, concrete floor, 16' Overhead door and 12' ceiling. Building has additional 8' x 8' overhead door out the back and has bathroom.
- There are installed airlines and a ceiling fan in the barn. There is a full length lean to for additional storage or livestock with turn-out fence.
- There is an 8' x 12' finished Utility Shed with electric heat and air conditioning and covered porch. Could be "She Shed"!
- For the hunter, there is a "Buck Pole"!

There is over 600 feet of road frontage along CR 75 with approximately 2 acres tillable at the front of the property! A perfect front yard food plot!

SELLER: CHARLES JOE AND RENEE HERTIG
AUCTION MANAGER: JERRY EHLE, 260-410-1996



TRACT 2: 8.5± ACRES, SOME WOODED AND SOME TILLABLE!

This tract offers a gorgeous potential building site! It has approximately 500[±] feet of road frontage. The land slopes up for a scenic elevated site overlooking lower acreage! Could be possible walk-out site! There is tillable acreage on both the front and back of this tract which is divided by a tree line. There is lowland grasses in the northwest part of this tract and a tree covered higher path that meanders above the grasslands for perfect wildlife viewing!

Combine Tracts 1 and 2 for a 16[±] Acre Dream Home and Hunting Preserve!

TRACT 3: 16.5± ACRES, SOME TILLABLE AND SOME WOODED AND GRASSES!

Again, a great potential building site with elevation sloping down to the back! There is approximately 4[±] acres of high tillable land. There is over 1,000 feet of road frontage. There is approximately 4[±] acres of hardwoods in the back of this tract and an additional 8[±] acres of grasslands and woods on the eastern part of this tract.

Combine Tracts 2 and 3 for a complete 25[±] acre Estate Property!



AUCTION MANAGER'S NOTE: If you've been looking for that perfect modern home in the country with barn, pond, pool, woods to hunt, land to 4 wheel on, etc.....stop looking! You've found it! If you've been looking for that Country site to build on with woods to hunt and grasses to hunt.....stop looking! You've found it! Customize your bidding to suit your needs!



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 Schrader Auction Co. - 800-451-2709.

AUCTION TERMS & CONDITIONS:

PROCEDURE: Tracts 1-3 will be offered in individual tracts, & in any combination of these tracts, or as a total unit. There will be open bidding on all tracts & combinations as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: Tract 1 and any combination with Tract 1: \$10,000 down at the close of the auction and the balance at closing. Tracts 2 and 3: A 10% cash down payment is due at the close of auction. A cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. The balance of the purchase price is due in cash at closing.

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. 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.

CLOSING: The targeted closing date will be approximately 30 days after the auction, on or before October 31 (or as soon as possible thereafter upon completion of the Final Title Commitment and Seller's closing documents). The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer and Seller. Buyer will pay any closing charges due to Buyer securing a mortgage.

POSSESSION: Possession of all tracts shall be delivered at closing, subject to tenant farmer's 2019 crop. The Seller shall receive Owner's share of the 2019 crop.

REAL ESTATE TAXES: Real estate taxes shall be prorated to the date of closing.

Buyer will assume and pay all assessments, including drainage assessments, if any, that are last payable without a penalty after the date of closing.

PERIMETER DRAIN TILE EASEMENT: If tracts 1, 2 and 3 are purchased separately, a Declaration of Easement will be recorded as Addendum "B" providing for drainage easement rights for future septic systems on the land tracts. A copy of the Declaration of Easement is in your Bidder's Packet.

BUILDING SITES: For purposes of building sites, Tracts 2 and 3 are being offered as a non-reviewed sell-offs by the Dekalb County Plan Commission. It will be the Buyer's responsibility to apply for any Platting and Building permitting required by the Dekalb County Plan Commission, Dekalb County Building and Health Departments.

ACREAGE: All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.**