

Northeast Allen County Real Estate Auction
 Tuesday, March 17 • 6pm | Held at the Christian Community Center of Harlan



56± Acres
 Offered in 4 Tracts, Combinations of Tracts, & as a Whole
 4 Bedroom Home, Small Barn, & Large Multi-use Building

Springfield Township | Allen County | 20833 SR 37, Harlan, Indiana



56± Acres
 Offered in 4 Tracts, Combinations of Tracts, & as a Whole

Northeast Allen County Real Estate Auction

Tuesday, March 17 • 6pm

Property Located at 20833 SR 37, Harlan, IN

Auction Held at the Christian Community Center of Harlan
 4 Bedroom Home, Small Barn, Large Multi-use Building



56± Acres
 Offered in 4 Tracts, Combinations of Tracts, & as a Whole
 4 Bedroom Home, Small Barn, & Large Multi-use Building

Northeast Allen County Real Estate Auction
 Tuesday, March 17 • 6pm

Springfield Township | Allen County | 20833 SR 37, Harlan, IN

Corporate Headquarters:
 950 N Liberty Drive
 Columbia City, IN 46725
 260.749.0445 • 866.340.0445
 www.SchraderFortWayne.com



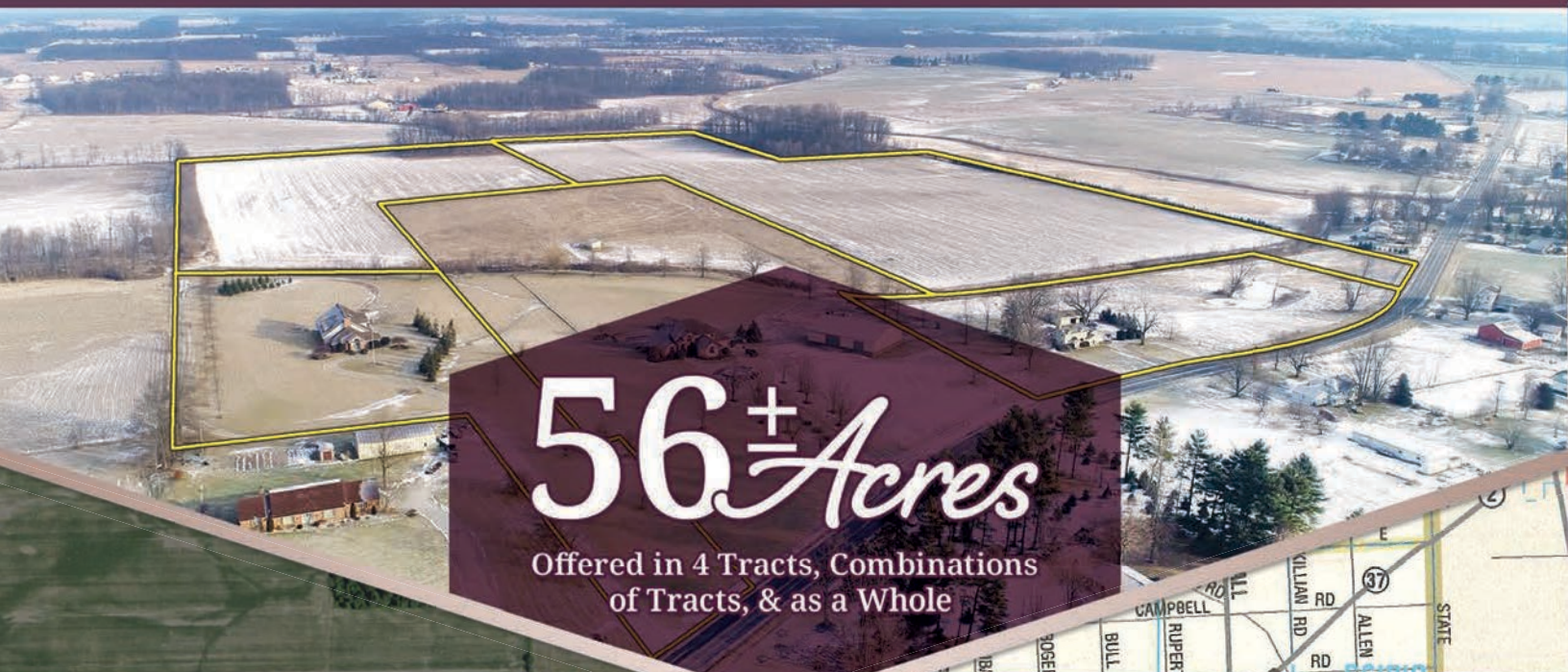
Follow us on:
 Get our iOS App

Su	M	Tu	W	Th	F	Sa
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	31	29	30	31	

March

Auction Manager: Jerry Ehle
 AC63001504, AU19300123





56[±] Acres
Offered in 4 Tracts, Combinations of Tracts, & as a Whole



Property Location: 20833 SR 37, Harlan, IN
Auction Location: The Christian Community Center of Harlan • 12616 Spencerville Road, Harlan, IN



Northeast Allen County Real Estate Auction

Tuesday, March 17 • 6pm

Tract 1 - An Updated 4 Bedroom, Two Story Home with Small Barn, Fenced Pasture, & 5.5± Acre: This tract has over 900 feet of road frontage with a small spring fed pond in middle of fenced pasture. The home features a spacious front family room with wood burning fireplace. There is newer carpet, ceiling fan & large updated windows. The kitchen has tile floor, with Range, Refrigerator, & Dishwasher. There is a formal dining room between the kitchen & family room. There is also a front entrance into a utility room/mud room, with washer/dryer hookups, utility sink & access to back patio. There is also a ½ bath in utility room. Main bedroom on main level with double closets, carpet & ceiling fan. There is a full bath in hallway. The three additional bedrooms are upstairs, all with good sized closets with closet shelving. There is also a full bath upstairs. There is a 27 x 14 metal side barn with full lean-to. Work shop area & livestock stalls.

Tract 2 - 30± Acres: This tract lies behind Tract 1. There will be 160' feet of road frontage along SR 37 on the east edge of Tract 1 which includes the current old bridge. The balance of the southern boundary is the open drain. The soils on this tract are a mix of Martinsville loam, Rensselaer loam & Haskins & Blount loam.

Combine Tracts 1 & 2 for a 35± Acre, Mini Estate Farm!



Preview Dates: Sat., February 29 • 10am-Noon, Mon., March 9 • 5-7pm, or call Auction Manager for a private showing (260.410.1996)

Tract 3 - 15± Acres Swing Tract: This tract lies behind Tract 4 & the adjacent property in the middle. It will be offered as a Swing Tract, meaning that it can only be bid on in combination with another Tract or by an adjacent owner. The soils on this tract are mostly Blount loam & Martinsville loam. There is a small 1 acre piece of woods in the back northeast corner. Part of the southern boundary is the open drain.

Tract 4 - A Very Unique, Finished, Multi-Purpose Building & 6± Acres: This tract offers a very unique custom building with endless opportunities. The three level building is a combination of single family residence, garage, & storage area. The lower level consists of an indoor basketball court or large garage area plus other rooms for living space & storage. The main level has 4 car garage & finished living space. The main level entrance goes into a potential family room/kitchen area with a large cathedral ceiling. There is a beautiful floor to ceiling fireplace. There is a full bath off this area. There is a finished sunroom extending off the main area which could serve well as a living room or dining area. The main level also has the 4 car finished garage with double garage doors & large balcony overlooking the lower level. There are three other separate finished rooms for possible bedrooms or office areas with exterior doors out of each room. The upper level has a large living area that is plumbed for kitchen & has a full bath plumbed with tub & shower installed. This area has a tall vaulted ceiling. There are two bedrooms with large dormer areas. The lower area has a 12' high by 18' wide overhead door going out to a large cement apron. The open area, which was used as garage/basketball court, is 28' x 41'. There is a finished room which could be a spa or workout area & a large finished room with an overhead garage door for additional storage. There is finish work to be done to convert this into a residential living area. Well & septic will need to be installed by the buyer.

Combine Tracts 3 & 4 for a Very Desirable 20± Acre Private Estate!

AUCTION TERMS & CONDITIONS:
PROCEDURE: Tracts 1-4 will be offered in individual tracts, & in any combination of these tracts, or as a total unit, subject to Swing Tract rules. 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: 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 & 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 November 15 (or as soon as possible thereafter upon completion of the Final Title Commitment & Seller's closing documents). The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer & Seller. Buyer will pay any closing charges due to Buyer securing a mortgage.
POSSESSION: Possession of all tracts shall be delivered at closing.
REAL ESTATE TAXES: Real estate taxes shall be prorated to the date of dosing. Buyer will assume & pay all assessments, including drainage assessments, if any, that are last payable without a penalty after the date of closing.
BUILDING SITES: For purposes of building sites, Tracts 2 & 3 are being offered as a non-reviewed sell-offs by the Allen County Plan Commission. It will be the Buyer's responsibility to apply for any Building permitting required by the Allen County Plan Commission, Allen County Building & Health Departments.
ACREAGE: All acreage, dimensions & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance.
AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**



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 info, call Schrader Auction Co. 800-451-2709.

