

- Potential Building Site
- Productive Tillable Land,
- 34.28 Acres Per FSA
- Lake Township
- Development with Rail
- Access Potential

SCHRADER Real Estate and Auction Company, Inc. 800.451.2709 • www.SchraderAuction.com Online Bidding Available

MONDAY, SEPTEMBER 21ST • 6PM

Bid Online or By Phone

35.5±

Acres Offered in 2 Tracts or as a Whole

Virtual FARM & POTENTIAL DEVELOPMENT Land Auction

Allen County, IN

Investment Opportunity

Fishing Hole!

Rex D. Schrader II #AU09200182
Schrader Real Estate and Auction Company, Inc. #AC63001504
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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

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AGENCY: Schrader Real Estate & Auction Company, Inc. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The 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. Conduct of the auction and increments of bidding are at the direction and 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 persons' 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.
SCHRADER REAL ESTATE AND AUCTION CO., INC.
260-244-7606 • 1-800-451-2709 • www.schraderauction.com
e-mail: auctions@schraderauction.com #AC63001504 #AU09200182

ACTION TERMS & CONDITIONS: The property will be offered in two individual tracts and as a total 35.5± acre unit. There will be open bidding on all tracts and as a whole during the auction as determined by the Auctioneer. The auction will be offered in individual tracts and as a whole.

DOWN PAYMENT: 10% down payment immediately after the auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, corporate check or wire transfer. 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 immediately following the close of the auction via electronic signature. All final bid prices are subject to the seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

PERMITTER 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 Health Department.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

REAL ESTATE TAXES: Real estate taxes due in May of 2022 and thereafter beginning with 2021 taxes due in May of 2022 and thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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Allen County, IN

Disregard Previous Asking Price!

35.5±

Acres Offered in 2 Tracts or as a Whole

- Potential Building Site
- Productive Tillable Land 34.28 Acres Per FSA
- Lake Township
- Development with Rail Access Potential
- 1/2 Mi. South of US 30
- 7 Mi. East of Columbia City
- 6 Mi. West of Fort Wayne

Bid Online or By Phone

MONDAY, SEPTEMBER 21ST • 6PM



PRODUCTIVE, TILLABLE



YELLOW RIVER RD

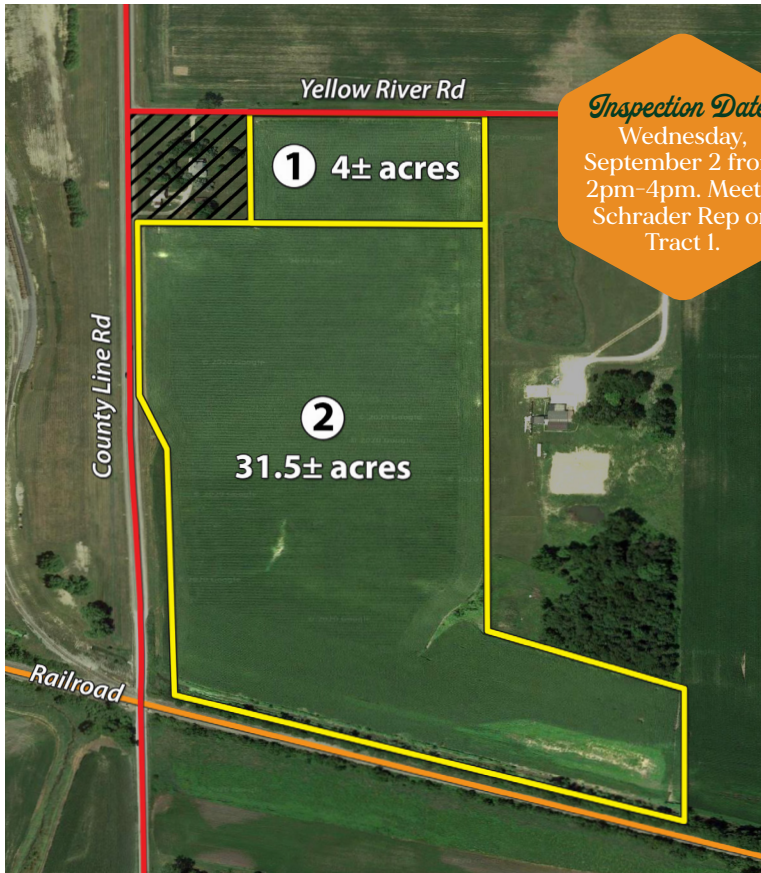


COUNTY LINE RD



ACCESS TO RAIL

Virtual Auction: All bidders must register for online or phone bidding prior to the auction by submitting a registration form found on the auction's webpage, online at www.SchraderAuction.com. Please, call the office for more details!



Inspection Date:

Wednesday, September 2 from 2pm-4pm. Meet a Schrader Rep on Tract 1.



Property Location: From the intersection of US 30 & Whitley/Allen county line (near SDI), travel South on County Line Rd 1/2 mile to the property.

Beautiful country setting with a great location, close to Fort Wayne. In the Schrader Method of Auction, you can bid on a Tract or the whole property in a manner that fits your needs! Just seconds from US 30 - just a short drive to SR 14, Columbia City, Huntington, or Fort Wayne.

Tract Descriptions

TRACT 1: 4± ACRES of all tillable, offers a great potential building site. Frontage on Yellow River Rd. Build your country home away from the big city.

TRACT 2: 31.5± ACRES of all tillable with development potential. Contains Pewamo, Blount, and Haskins soils. Frontage on County Line Rd. Bordered by railroad tracks on the South end.

