



- Productive Tillable Farmland
- Potential Building Site
- Well Maintained 2-Story Farmhouse
- Machinery Sheds & Livestock Buildings
- Pond on Tract 5



Offered in 5 Tracts

# 227.5± Acres

## IMPORTANT Farmland AUCTION

Wednesday, May 26 • 5:30pm / Allen County, In



Contact the Auction Company for Equipment Sale Details!

800.451.2709  
www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

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	16	17	18	19	20	21	22
	23/30	24/31	25	26	27	28	29

Auction Manager: Rex D. Schrader II #AC63001504, #AU09200182

**SCHRADER**  
Real Estate and Auction Company, Inc.  
Corporate Headquarters:  
950 N Liberty Dr Columbia City, IN 46722  
800.451.2709 • SchraderAuction.com

**AUCTION TERMS & CONDITIONS:**  
PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts is as a total 227.5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.  
**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check. **BOOK BIDDING IS NOT CONDITIONAL UPON FINANCING,** so be sure you have arranged financing if needed, & 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. 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.  
**DEEDS:** Seller shall provide trustees Deed(s).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction.  
**POSSESSION:** Immediate access for farming purposes are available prior to closing. Contact the auction company for terms. Possession on vacant land not being used for farming purposes will be at closing.  
**REAL ESTATE TAXES:** Seller to pay 2020 real estate taxes due in 2021. Buyer to pay real estate taxes due in 2022 & thereafter.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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.  
**ARREAR:** All tract arrearages, dimensions, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchases will receive a separate survey only.  
**PERMETER 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.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & 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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & 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.**

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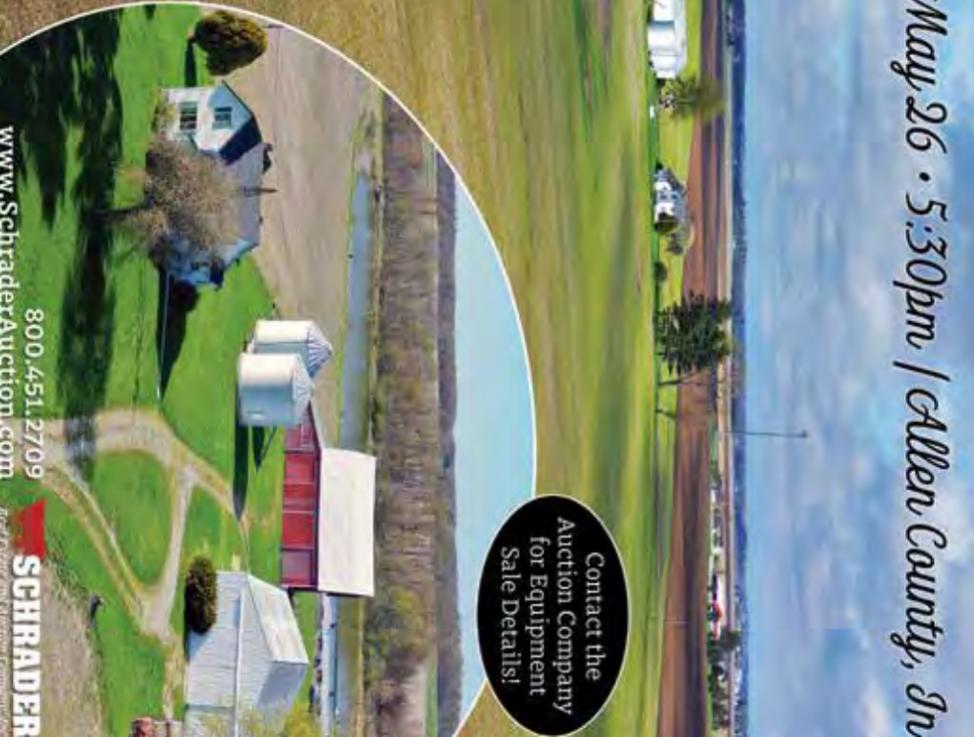
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Tracts 1 & 2



Tract 2



Tracts 3 & 4



Tract 5



Tract 5



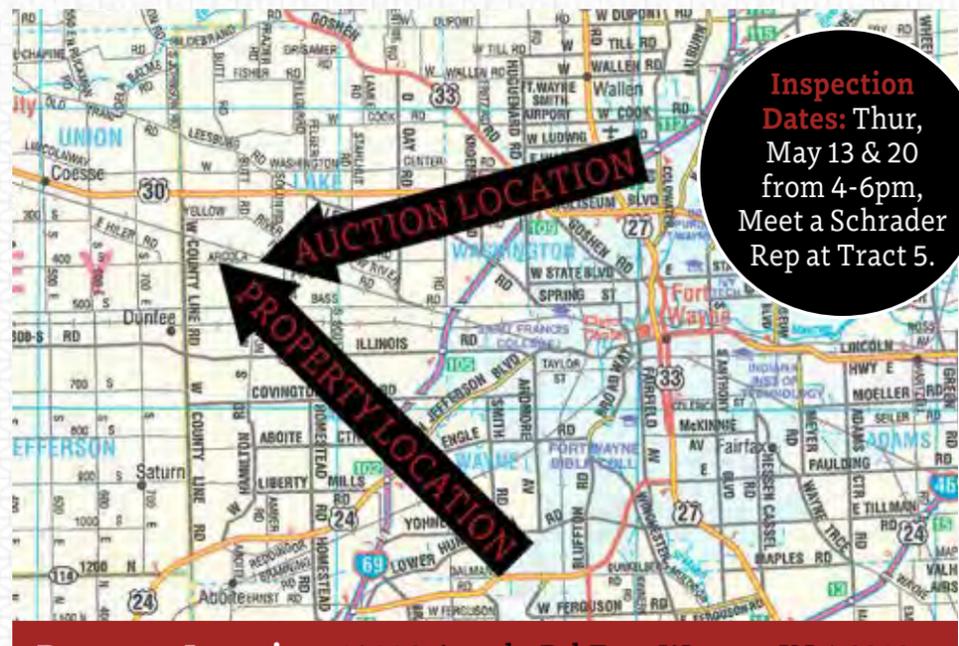
Tract 5



Tract 5



Tract 5



**Inspection Dates:** Thur, May 13 & 20 from 4-6pm, Meet a Schrader Rep at Tract 5.

**Property Location:** 14228 Arcola Rd Fort Wayne, IN 46818  
From US 30 & County Line Rd, travel South on County Line Rd for 1.5 miles. Turn left onto Arcola Rd & the driveway will be on the left in .4 miles. From State Rd 14 & County Line Rd, travel North for 2 miles & turn right on Arcola Rd. The property will be on the left in .4 miles.

**Auction Location:** St. Patrick Church of Arcola Social Hall 12305 Arcola Rd Fort Wayne, IN 46818

**Tract 1: 26± tillable acres w/ frontage on Arcola Rd.**

**Tract 2: 4± acres w/ great potential building site along Arcola Rd.**

**Tract 3 "Swing Tract": 46± acres w/ approx. 40 tillable acres with the remainder being woods. This tract can be purchased w/ Tract 1 & accessed via railroad crossing.**

**Tract 4 "Swing Tract": 50± acres w/ approx. 48 tillable acres. This tract in the past was accessed via railroad crossing from Tract 5.**

*Tracts 3 & 4 can be combined with either Tracts 1 or 5 and/or bid on by an adjoining landowner.*

**Tract 5: 101.5± acres w/ a large percent of the acreage made up of tillable farmland. This tract also features a 2-story, well maintained farmhouse, machinery sheds, (2) grain bins & pond. Great farmstead potential!**



Tract 3



Tract 5



Tract 5



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.



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**Seller:** Edward Butts Irrevocable Trust, Lona Butts (Trustee), Thompson Smith (Attorney for the Estate)

**Auction Manager:** Rex D. Schrader II  
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