

DEKALB COUNTY EXECUTIVE ESTATE  
**REAL ESTATE AUCTION**

4475 CO RD 68, AUBURN, IN

**39.77±  
 acres**

Offered in 4 Tracts  
 or Combinations

- Builder's Private Custom Home
- In-Ground Pool
- Private Pond
- Huge Storage Barn
- Potential Country Building Sites



**TUESDAY, SEPTEMBER 5 AT 6PM**

held at the Spencerville Community Center • Online Bidding Available

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**SCHRADER**  
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*Auction Managers:*  
**Jerry Ehle • 260.410.1996**  
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**Steve Coil • 260.446.2037**  
 #AU12300065

*Online Bidding Available*  
 You may bid online during the auction at  
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 Auction** to bid online. For online bidding  
 information, call Schrader Auction Company.

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# REAL ESTATE AUCTION

## Tuesday, September 5 at 6pm

ONLINE BIDDING AVAILABLE

# 39.77± acres

Gorgeous potential country building sites or purchase all together for a fantastic DeKalb County Executive Estate!

A Very Rare Opportunity to bid on such a beautiful property at public auction!

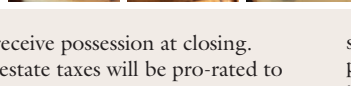
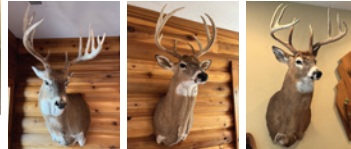
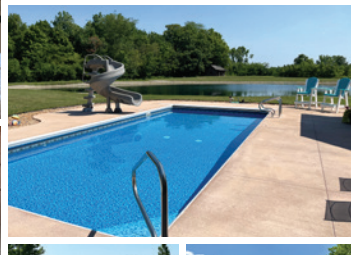
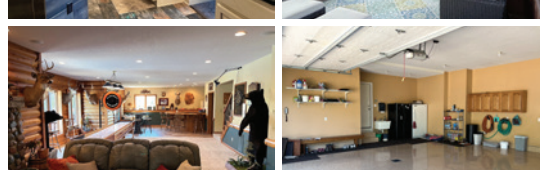
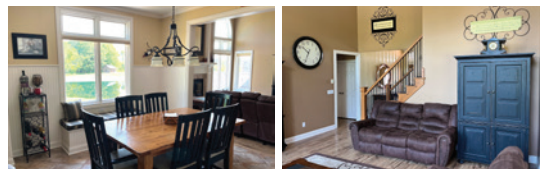
Offered in 4 Tracts or Combinations

**TRACT 1: 6.75± WOODED ACRES WITH A POTENTIAL COUNTRY BUILDING SITE!** This tract has approximately 655 feet of road frontage on Co Rd 43 and is approximately 449 feet in depth with a Regulated Open Drain running through it. The soil is a mix of Blount loam and Pewamo silty clay. This tract offers a potential country building site and great hunting opportunities. Combine Tracts 1 & 2 for 13.5± acres!

**TRACT 2: 6.75± WOODED ACRES WITH A POTENTIAL COUNTRY BUILDING SITE!** This tract has approximately 655 feet of road frontage on Co Rd 43 and approximately 449 feet of road frontage on Co Rd 68. The soil is a mix of Blount loam and Pewamo silty clay. This tract offers a potential country building site and great hunting opportunities. Combine Tracts 1, 2 & 3 for 30± acres of beautiful country living in DeKalb County!

**TRACT 3: BUILDER'S PRIVATE CUSTOM HOME WITH IN-GROUND POOL, PRIVATE POND, HUGE STORAGE BARN; ALL SET UP ON 16.50± ACRES!** This fabulous custom built two-story home has approximately 2,752± square feet of luxury living, which includes a fully finished basement and approximately 998± square feet of luxury garage space. Features include three bedrooms, three full baths, one half bath, den / private office space on the main floor, computer room on the second floor and an exercise room in the basement. Luxury items include 15-foot coffered ceiling in Great Room, cathedral ceilings in foyer and Sunroom, a gorgeous kitchen with custom cabinets, which offers tons of storage. There are updated appliances, tile backsplash, above cabinet lighting and tile flooring. The kitchen connects to a formal Sunroom/breakfast area on one side and a formal dining room on the other side. All three rooms offer plenty of windows for both sunlight and viewing the great outdoors. The private main floor bath, with dual vanities, was remodeled in 2019 with a custom tile shower. Upstairs you will find two additional bedrooms and a shared, double vanity bathroom. The finished lower-level basement features 9-foot walls, additional living space, built in bar area, and more custom built-ins. A timber-framed screen room with wood burning fireplace is directly attached to the lower-level basement on the way out to your private in-ground pool. Outside of this luxury custom-built home, you will find a 54' x 96' (with an additional 30' x 40' build-out) barn which has concrete floors, a bathroom and is partially heated. A private log cabin sits next to the pond for your relaxation and reading enjoyment. Finally, a concrete driveway measuring approximately 16' wide by approximately 800' long is the first visual sign of luxury and quality when you enter this spectacular property in DeKalb County!

**TRACT 4: 9.77± ACRES, CURRENTLY ENROLLED IN A CRP TREE PLANTING PROGRAM!** This tract has approximately 322 feet of road frontage on County Road 68. A 50' dedicated right-of-way, consisting of 0.370± acres is a part of this tract. The soil is mostly Blount loam. This tract offers a potential country building site and great hunting opportunities, with a food plot in the North End!



### ADDITIONAL HOME INFORMATION

#### UPDATES:

- Water softener was replaced in 2021.
- Main bath tile shower was constructed in 2019.
- Timber-framed screen room was constructed in 2018.
- Hillside Pool was constructed in 2018.

#### HVAC:

- Geo Excel Geothermal System for heating and air conditioning.
- 2 Water Heaters tied directly to Geo Excel Geothermal System.

#### POOL AND SCREEN ROOM: (Constructed/installed in 2018)

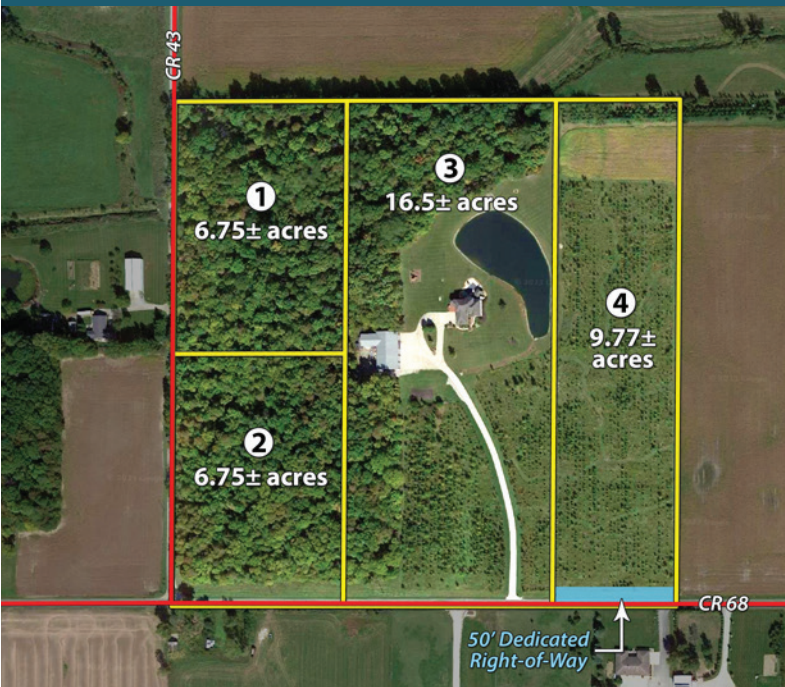
- Electric safety cover.
- Pool heater.
- Water slide.
- Timber-framed screen room with wood burning fireplace and stamped concrete.

#### OTHER INFORMATION:

- The septic system is original and in good working condition.
- The roof is original and in good condition.
- Whole house NuTone Central Cleaning System.
- 1000 Gallon Propane tank, used for gas fireplace, is owned.
- An eleven feet deep stocked pond with bass, bluegill, crappie, channel cat and grass carp.
- Sump pump and grinder in the basement are in good working condition.
- Water softener is owned.
- Lava landscape rocks around home.
- Ace Game Room Gallery wooden swing set is included.
- Playcraft Telluride 16-foot pro style shuffleboard table is for sale to buyers of the house for \$4,500.00.



**AUCTION LOCATION:** Spencerville Community Center  
5629 Co Rd 68, Spencerville, IN  
**PROPERTY LOCATION:** 4475 Co Rd 68, Auburn, IN 46706  
(Between Co Rd 43 and Co Rd 45)



### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in FOUR (4) individual tracts, any combination of tracts and as a total 39.77± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% Cash down payment at close of the 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. 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 at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

**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).

**DEED RESTRICTIONS:** The following deed restrictions shall apply if the property sells in multiple tracts: All homes must be built to the Indiana 1 & 2 Family Dwelling Code. (This would exclude all mobile homes and typical doublewide modular homes).

**CONSERVATION RESERVE PROGRAM CONTRACT:** Tracts #3 and #4 are currently enrolled in a Conservation Reserve Program ("CRP"). Buyer(s) is responsible to maintain these contracts through the DeKalb County, Indiana, Farm Service Agency. Buyer(s) to pay all penalties and/or expenses should any or all the enrolled property be taken out of CRP prior to contract expiration.

**PERIMETER 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 DeKalb County Health Department.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before October 20, 2023.

**POSSESSION:** Buyer(s) shall receive possession at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**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.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**AGENCY:** Schrader Real Estate and Auction Company 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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 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.

Auction Managers:

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