

**TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 35± acre unit, subject to Swing Tract rules. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% 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, & 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 & 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).

**CLOSING:** The balance of the real estate purchase price is due at closing, which is

targeted to take place on or before JULY 11TH, 2025.

**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, & 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.

**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

**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 perimeter survey only.

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

**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 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.**

# Dekalb County Amish Farm AUCTION



**AUCTION MANAGERS:**

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# Dekalb County Amish Farm AUCTION

- Large Home w/ Stocked Pond
- 300+ Calf Barn
- Horse Barn w/ Stalls
- Potential Building Site



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# Monday, June 9 • 6pm

# 35±

Acres in 3 Tracts

**Corporate Headquarters:**

950 N Liberty Dr, PO Box 508,  
Columbia City, IN 46725

#LC20700176, #AC63001504

# Monday, June 9 • 6pm

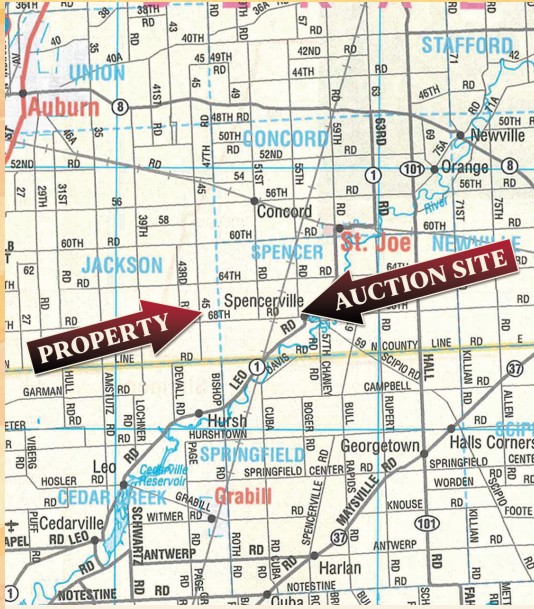


# 35±

Acres in 3 Tracts

Dekalb County Amish Farm  
**AUCTION**

**Monday, June 9 • 6pm**



**AUCTION LOCATION:** Spencerville Community Center, 5629 County Road 68, Spencerville, IN 46788

**PROPERTY LOCATION:** 6791 County Road 45, Spencerville, IN 46788



**INSPECTION DATES:** Mon, May 26 • 5-7pm & Wed, June 4 • 4-6pm



**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.



**TRACT 1 - 16± ACRES (LOCATED AT 6791 COUNTY ROAD 45):** This tract features a well-maintained 4,300± sq. ft. 7-bedroom, 1 bath home w/ a full walkout basement. The property includes 4 full kitchens (3 in the main home & 1 in the company barn). The nearly .5 acre expansive pond features a shallow beach sand for family fun & a 16' side for recreational fishing (stocked w/ the swimmer's package). A total of 5 outbuildings are on the property. A 60x140 heated & insulated calf barn w/ hydraulic pens, a furnished milk room, & a feed room w/ a feed hopper on the side of this barn. This calf barn could raise up to 320 calves at a time. An 80x60 11-horse stall horse barn w/ inside run & fenced in pasture, also w/ a hay loft above. A 48x80 barn w/ upstairs office & a 16x80 lean to that was used for hay. A 48x78 company barn w/ full kitchen, electric & 1 outside septic tank toilet. Solar system w/ backup generator/grid power w/ diesel & electric. There are 3 wells on the property w/ one to fill up the pond if water were to get low. The new two composite decks overlooking the land & the pond. New furnace in 2021 & new landscaping!

**TRACT 2 - 12± ACRES:** A wonderful potential building site for a homestead. This tract offers a great country setting to call home. There is a travel camper in the back corner to have an enjoyable recreational place on the land. This land borders the Davis Ditch for extra privacy.

**TRACT 3 - 7.5± ACRES (SWING TRACT):** This tract can be bid on only by an adjoining property owner or in combination w/ Tracts 1 or 2. Productive hay field w/ the soils being mostly Blount loam & Pewamo silty clay.

**SELLER:** Dwayne & Anna Gerig

**AUCTION MANAGERS:**

Jerry Ehle • 260.410.1996

& Justin Griffin • 260.223.5861



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**35±**

Acres in 3 Tracts