

▶▶▶ **Tuesday, September 23 • 6pm** ▶▶▶



- **Level, Well Tiled, Productive, Tillable Land**
- **Located on the Eastern Edge of Woodburn, IN**
- **Great Investment Property! Sewer Potential!**

*East Allen County • Fiedler Farms*  
**MAJOR LAND AUCTION**

**160<sup>±</sup>**  
*acres*  
Offered in 6 Tracts  
or Combinations

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**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.

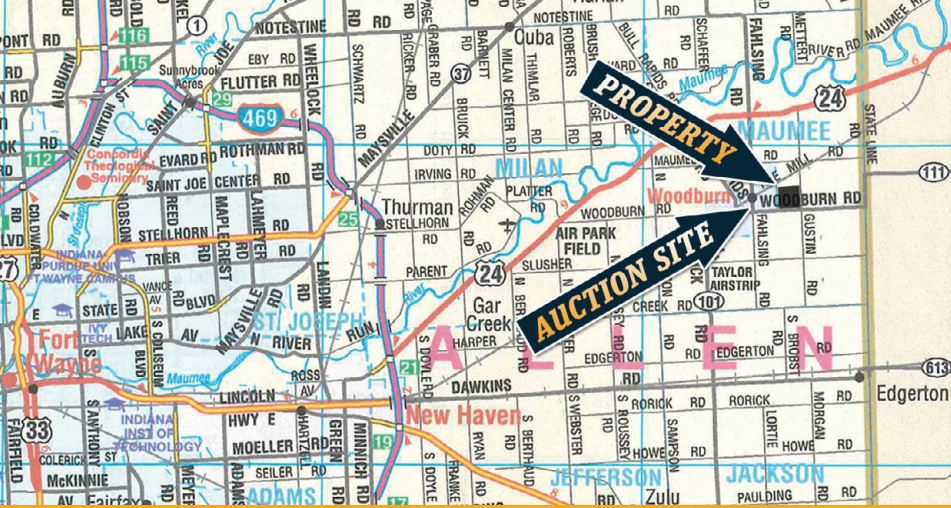


**AUCTION MANAGER'S NOTE:** Located on the eastern edge of Woodburn, this farm offers tremendous opportunities! Great Productive Tillable Soils! FSA Showing 153.14 Cropland Acres! Great Investment Opportunity for future development! Public Sewer Nearby! Location! Location! Location! Lots of ways to bid on this farm! Bid on the Tract or Tracts that would suit your needs!

- TRACT 1 - 40± ACRES:** This tract is located on the corner of Woodburn Road & N. Brobst Road. It has well over 1,000' of road frontage on each road. The soils are all Hoytville silty clay.
- TRACT 2 - 40± ACRES:** This tract is located north & adjacent to Tract 1. It also has considerable road frontage along N. Brobst Road. The soils are mostly all Hoytville silty clay with a small pocket of Nappanee silty clay.
- TRACT 3 - 40± ACRES:** This tract is located adjacent to & east of Tract 3. It has considerable road frontage along Gustin Road. The soils are all Hoytville silty clay. There is an open ditch that runs the length of the north property lines of Tracts 2 & 3.
- TRACT 4 - 20± ACRES:** This tract is located south of & adjacent to Tract 3. It has road frontage along Gustin Road. The soils are mostly Hoytville silty clay with a pocket of Nappanee silt clay loam.
- TRACT 5 - 9± ACRES:** This tract is a corner tract with road frontage along both Gustin & Woodburn Roads. This would be a great potential corner building site. The soils are Hoytville silty clay.
- TRACT 6 - 11± ACRES:** This tract is the original homestead with a couple of old buildings. There is also an old well on this property. There is considerable road frontage along Woodburn Road. The soils are all Hoytville silt clay.

**SELLER:** The Fiedler Living Family Trust, Kevin Fiedler, Trustee  
**AUCTION MANAGER:** Jerry Ehle • 260.410.1996

**PREVIEW DATES:** Meet a Schrader Representative at the property along Tract 1 on Monday, September 8 • 5-7pm & Monday, September 15 • 5-7pm



**AUCTION LOCATION:** Woodburn Community Center, 22651 Main St, Woodburn, IN 46797  
**PROPERTY LOCATION:** On Woodburn Rd, between Gustin Rd & Brobst Rd

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**SCHRADER** REAL ESTATE & AUCTION of Fort Wayne  
 260.749.0445 • 866.340.0445  
[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) • [www.SchraderAuction.com](http://www.SchraderAuction.com)

**TERMS & CONDITIONS**  
**PROCEDURE:** The property will be offered in 6 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts & combinations of any two or more tracts. There will be open bidding on any individual tracts & combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.  
**PURCHASE DOCUMENTS:** Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.  
**PAYMENT TERMS:** 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.  
**APPROVAL OF BID PRICES:** Seller reserves the right to reject any & all bids.  
**DEED:** Seller shall provide a Trustee's deed(s) & Owner's Title Insurance Policy.  
**EVIDENCE OF TITLE:** Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.  
**CLOSING:** Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer & Seller.  
**POSSESSION:** Possession is at closing, & subject to the Tenant Farmer's 2025 crop. The Seller shall receive the owner's share of the 2025 crop.  
**REAL ESTATE TAXES:** The Seller will pay the 2025 taxes due in 2026.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.  
**ACREAGE:** All acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** A new perimeter Survey will be provided prior to the auction. 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 the auction. Any need for a new survey will be determined solely by the Seller. The cost of the perimeter survey & any other surveys will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.  
**TRACT MAPS, ACRES:** Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & are not intended to depict or establish authoritative boundaries or locations.  
**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on tax information & aerial photographs. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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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»»»» Tuesday, September 23 • 6pm ««««

**Corporate Headquarters:** 950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725 #LC20700176, #AC63001504



SEPTEMBER	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				



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