



7009 N. River Road,
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Schradler Real Estate and Auction Company, Inc.,
AC63001504



260-749-0445
866-340-0445
SchradlerFortWayne.com

196± acres Land AUCTION

Offered In 10 Tracts Or
Any Combinations of Tracts!



OCTOBER 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
			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	31	

DEKALB COUNTY, IN



DEKALB COUNTY, IN
Jackson Township - 4194 CR 64, Auburn IN, 46706

Land AUCTION

196± acres

Offered In 10 Tracts Or
Any Combinations of Tracts!

Home w/ Pond & Barns
Productive Tillable Land
Woods For Hunting
Potential Building Sites

Monday,
October 27th
6:00pm



196± acres

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Potential Building Sites

Monday,
October 27th
6:00pm

Land AUCTION



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Auction held at Harlan Christian Community Center
12616 Spencerville Rd, Harlan, IN 46743



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196± acres

Offered In 10 Tracts Or Any Combinations of Tracts!

Monday, October 27th at 6:00pm

AUCTION LOCATION: Harlan Christian Community Center, 12616 Spencerville Rd, Harlan, IN 46743

FARM LOCATION: Jackson Township - 4194 CR 64, Auburn IN, 46706

Land AUCTION

DEKALB COUNTY, INDIANA



TRACTS 1, 2 & 10



TRACT 1



TRACT 2



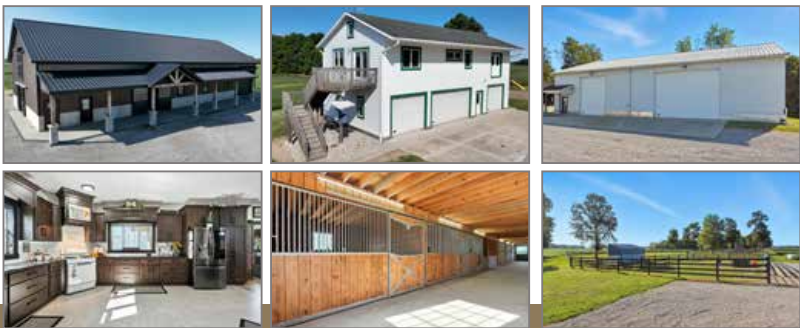
TRACTS 3 & 4



TRACTS 5, 7 & 9

PROPERTY TRACTS FOR SALE:

TRACT 1: 18± ACRES - This property is a rare offering, providing a **custom luxury home, a state-of-the-art horse barn with six box stalls & paddocks, & a fully finished heated pole barn** — all on one tract! A large two-story studio/garage unit with heated & cooled 4,500 sq ft metal building that has 1-2 bedrooms, 1 bathroom, a Full kitchen, & a living room above the garage. What a perfect home-based business or another home on the property. Located at **4194 CR 64**, this stunning property offers a **custom-built 2021 home** paired with outstanding equestrian & hobby facilities. The home features **3,605± sq. ft. of finished living space** plus a **partially finished walkout basement**. Highlights include a **stone & cedar shake exterior with standing seam metal roof, stamped concrete patios & porches, a custom Schmucker kitchen with crown-molded cabinetry & walk-in pantry**, bright open living areas with views of the **pond & woods** & a **luxurious master suite**. Equestrian amenities include a **46'x100'x16' custom horse barn with six 14'x16' box stalls, automatic waterers, a wash room, utility room, shoeing/storage stall & plumbing for a bathroom**. The barn also offers a **42'x100' hay loft**, multiple sliding doors, modern lighting & an adjacent **three-paddock turnout area (approx. 600'x200')**. A second **3,588 sq. ft. finished & heated pole barn** provides additional space for equipment, vehicles, or workshop use, complete with **large overhead doors, concrete floors with drain, finished bathroom, updated lighting, storage, well & water softener**. This property is a rare opportunity to enjoy **modern country living** with a **luxury home, state-of-the-art horse barn & fully finished hobby barn** — all in one location!



TRACT 2: 8± ACRES – Potential building site with 50' owned access back to the property. This tract has some woodlands & tillable with road frontage off CR 64.

TRACT 3: 4.5± ACRES – This mostly wooded tract has great road frontage off CR 64 & a cleared space for a potential building site. This would make a great hunting tract or a nice potential building site.

TRACT 4: 4.5± ACRES – This mostly wooded tract has great road frontage off CR 64. This would make a great hunting tract or potential building site.

TRACT 5: 40.5± ACRES – Prime quality tillable land with road frontage off CR 64. The soil composition includes Pewamo silty clay, Glynwood loam & Blount loam. What a great opportunity to have productive tillable ground in DeKalb County.

TRACT 6: 10± ACRES – Take a look at this beautiful potential building site. Has the great level land up front for a home & the timber backdrop for your home. The woods are a great hunting ground or perfect for just exploring. Many opportunities on this ground.

TRACT 7: 21± ACRES – This tract is mostly tillable land with soils that consist of Pewamo silty clay, Glynwood loam & Blount loam. This tract could make a great building site, just tucked back behind the woods. This land has a pre-determined septic system site. Keep it as a tillable tract or make it into your next homestead.



TRACTS 1-7 & 9-10



PREVIEW DATES:
 Saturday, October 11th • 10am-1pm
 Saturday, October 18th • 10am-1pm
 Tuesday, October 21st • 5-7pm

TRACT 8: 23.5± ACRES – What an excellent blend of tillable, woodlands & potential building site. This tract has been pre-determined with a septic system site & backup. Great setting for your next homestead. With excellent road frontage off CR 64 & 39 makes this tract special. The woodland is enrolled in Classified Forest to help reduce the taxes.

TRACT 9: 50.5± ACRES – An excellent tillable tract! The land is composed of Pewamo silty clay, Glynwood loam & Blount loam. This tract has its own access to get back along the ditch. With nearly 90' of road frontage off CR 39, this tract has enough to get equipment back to your large tillable land. *Combine with Tract 5 to make over 90± acres of excellent tillable land.*

TRACT 10: "SWING TRACT" 15.5± ACRES – This swing tract is an excellent addition to any adjoining land. This tract is mostly woodland & would make a great hunting tract with its abundance of wildlife. *This tract can only be purchased by an adjacent landowner or in combination with Auction Tracts 1, 2 or 5.*



TRACT 8



TRACT 10



SELLER: Nathan, Rachel, Naaman & Malinda Eicher
AUCTION MANAGERS: Jerry Ehle, 260-410-1996
 Justin Griffin, 260-223-5861

ONLINE BIDDING AVAILABLE
 You may bid online during the auction at 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 TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 10 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 196± 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.
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, 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).
CLOSING: The balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Buyer(s) shall receive possession of the home and barns on TRACT 1: 180 days after the closing day (seller to pay the monthly rent to the buyer). Tracts 2-10 will receive possession at day of Closing. The tenant farmer has the rights to the tillable farmland for the 2025 crop year and the seller is to receive any payment from the tenant farmer.
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.
BUILDING SITES: For purposes of building sites, all tracts are being offered as non-reviewed sell-offs by the DeKalb County Planning Commission. It will be the Buyer's responsibility to apply for any Platting and Building permitting required by the DeKalb County Plan Commission, DeKalb County Building, and Health Departments.
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.
TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and 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 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 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.

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