

## Auction Terms & Conditions:

**PROCEDURE:** This property will be offered at oral auction in 2 individual tracts and the entirety. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

**DOWN PAYMENT:** Tract 1: \$10,000 down payment, Tract 2: \$5,000 down payment, and \$15,000 down if the tracts are purchased in combination. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price through Metropolitan Title Company.

**DEED:** Seller shall provide a Personal Representative's Deed.

**CLOSING:** The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between buyer and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

**POSSESSION:** Possession shall be the day of closing.

**REAL ESTATE TAXES:** The 2024 taxes payable in 2025 shall be paid by the seller. The 2025 payable in 2026 taxes shall be prorated to the day of closing based on the most current amount available, with the seller crediting the buyer at closing. Buyer is responsible for all taxes thereafter.

**ACREAGE:** All tract acreages are based on a current up to date survey.

**SURVEY:** A new survey, with corners marked, was completed by Sauer Land Surveying, Inc. on August 22, 2025 at a cost of \$1,950. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. If the property sells individually, the two buyers' half of \$975 shall be divided proportionately based on the acreage and difficulty to survey each tract as determined by the surveyor. If the property sells in combination, the seller and buyer will each pay \$975.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne and its representatives are exclusive agents of the seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information 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, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits (including driveway, septic, and building permits), and location of utilities. 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 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.



7009 N River Rd  
Fort Wayne, IN 46815  
260.749.0445 • 866.340.0445

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PO Box 508, 950 N Liberty Dr, Columbia City, IN  
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**Auction Manager:** #AU10700099

**Jared Sipe • 260.750.1553**



**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 Company at 800.451.2709.

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**SchraderFortWayne.com**

REAL ESTATE AUCTION  
MONROE TWP, ALLEN CO, IN  
23217 Griffith Rd  
Monroeville, IN  
**10.276±**  
acres In 2 Tracts



held at the Monroeville Park Pavilion, Monroeville, IN

**MONDAY NOVEMBER 10**  
6:00pm

REAL ESTATE AUCTION ALLEN CO, IN  
23217 Griffith Rd  
Monroeville, IN

*Excellent Location in Rural Monroe Township,  
Just Outside of Monroeville on a Dead-End Road!*



- ♦ 2-Story Brick Home w/ 2,100 Finished Sq. Ft.
- ♦ 2 Bedrooms ♦ 1 Full and 2 Half Bathrooms
- ♦ Partial Basement ♦ 2 Car Attached Garage
- ♦ Central Heat and Air ♦ 3 Fireplaces

**10.276±** acres Including Homesite &  
Offered In 2 Tracts Wooded Recreational  
Land with a Pond



**MONDAY NOVEMBER 10** 6:00pm  
held at the Monroeville Park Pavilion  
Monroeville, IN • Online Bidding Available

# REAL ESTATE AUCTION

ALLEN CO, IN  
23217 Griffith Rd  
Monroeville, IN

**10.276± acres** Including Homesite & Wooded Recreational Land with a Pond  
Offered In 2 Tracts

*Excellent Location in Rural Monroe Township,  
Just Outside of Monroeville on a Dead-End Road!*

**PROPERTY LOCATION:**  
23217 Griffith Rd, Monroeville, IN 46773  
**AUCTION LOCATION:**  
Monroeville Park Pavilion 421 Monroe St,  
Monroeville, IN 46773

**MONDAY NOVEMBER 10** Online Bidding Available  
6:00pm



**AUCTIONEER'S NOTE:** Very rare opportunity to own a property with maximum seclusion at the end of Griffith Rd. This is the only home located on Griffith Rd. which was just recently chipped and sealed. Come and bid your price on individual tracts or bid on the entire property to own a slice of country life with endless opportunities located in East Allen County School District. Be sure to attend this auction!



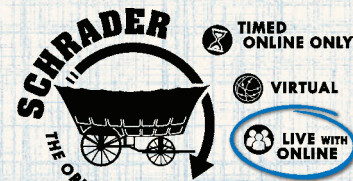
**TRACT 1: 1.342± acre homesite** that features a 2-story, 2,100 sq.ft. brick home with a 2-car attached garage on a partial basement. The home features 2 bedrooms, 1 full and 2 half bathrooms, 3 fireplaces, and central heating and air. There is a 16x26 great room addition with cathedral ceiling, floor to ceiling stone woodburning 2-way fireplace, and hardwood floors. From the great room there is a staircase leading to the 8x29 loft area with built-in bookcases. The 13x16 kitchen features hardwood floors and a generous amount of cabinet space. From the kitchen there is a 13x14 formal dining room with hardwood floors. There is a 12x16 living room with a brick woodburning fireplace. There is 1 full and 1 half bathroom on the main floor. Between the kitchen and great room there is a large 5x8 laundry room. Upstairs features 2 bedrooms (12x15 and 14x14) and a half bathroom. There are separate furnaces and central air units for the main home, the great room and loft addition. The home has an updated 200 amp electrical breaker box. The property has a private well, septic system, and propane tank. The home features a metal roof, vinyl windows, and casement windows. There is a rear wood deck and covered front porch. 2024 payable 2025 taxes are \$4,126.28 (there is currently no homestead exemption on file, the 2024 taxes were \$1,640.20 before the homestead exemption fell off).

**TRACT 2: 8.934± acres of wooded recreational land with a pond** (depth of pond and fish species, if any, unknown). Includes an owned 50' lane off Griffith Rd. back to the woods and pond. The Johnson Branch #2 drain runs through the Northeast portion of this tract with a 75' statutory drainage right-of-entry on both sides of the drain. This tract offers excellent building site potential with a superior secluded location and maximum privacy (no soil testing has been done). The tract offers an abundance of dense mature trees with possible timber value. 2024 payable 2025 taxes are \$103.08.

**OWNER: John and Maxine Mohr Estate, Nathan Williams Personal Representative**



**AUCTION MGR:**  
Jared Sipe • 260.750.1553



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