

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 50± 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 on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Warranty Deed(s) and Personal Representative and Trustee's Deeds.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before January 9, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing.

REAL ESTATE TAXES: The Seller to pay all of 2025 taxes due in 2026. Buyer to pay all taxes thereafter.

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

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

TRACT MAP and ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and 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.

AGENCY: Schrader Real Estate & 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 express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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 Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
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800-451-2709

AUCTION MANAGER:
JERRY EHLE
260-410-1996

AC63001504, AU19300123



260-749-0445
866-340-0445

SchraderFortWayne.com

50± Acres AUCTION

offered in 3 Tract Or Combinations

Woodburn Area Land

WOODBURN, IN • ALLEN COUNTY



DECEMBER 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			

WOODBURN, IN • ALLEN COUNTY

PRODUCTIVE TILLABLE SOILS
POTENTIAL COUNTRY BUILDING SITES
SCENIC RIVER FRONTAGE
HUNTING AND RECREATION

50± Acres

offered in 3 Tract Or Combinations

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Woodburn Area Land AUCTION



TUESDAY, DECEMBER 2ND @ 6:00PM

TRACTS 1-3

TRACTS 1-2

TRACTS 1-3

Land AUCTION

WOODBURN, IN • ALLEN COUNTY

50± Acres

offered in 3 Tract Or Combinations

TUESDAY, DECEMBER 2ND @ 6PM

AUCTION HELD AT THE WOODBURN COMMUNITY CENTER, 22651 Main Street, Woodburn, IN 46797
PROPERTY LOCATION: 19000 BLOCK OF OLD U.S. 24 - LOCATED DIRECTLY ACROSS FROM B.F. GOODRICH PLANT

TRACT 1: 16± ACRES, this tract has considerable frontage along the highway. It has approximately 6± acres on the top side of the property for a potential building site. The soils are mostly Whitaker silt loam. The top part is not in flood plain. The river bottom part is mostly Genesee silt loam with Shoals silty clay. There is considerable amount of river frontage for hunting and recreation. The river bottom part is all in flood plain.

PREVIEW:
Meet a Schrader Representative at the property on Tract 1
Tuesday, November 18th
4-6pm or Walkover
Inspections permitted with permission.
Call Auction Manager, Jerry Ehle, 260-410-1996

TRACT 2: 26± ACRES, this tract also has considerable frontage along the highway. It has approximately 15± acres on the top side and the remainder in the river bottom portion. The top portion again is not in flood plain. The soils are mostly Whitaker silt loam on the top side and a mix of the Genesee silt loam and Shoals silty clay on the bottom. The river bottom is in flood plain. There is also a large amount of river frontage for recreation and hunting.

TRACT 3: 8± ACRES, "SWING TRACT", this tract has no access to the highway, therefore it is a Swing Tract which can only be bid on by the adjacent land owner or in combination with Tract 2. The soils are also a combination of Genesee silt loam and Shoals silty clay. This tract is all in flood plain. This tract is on the curve of the river and affords a beautiful view of the river. There is also good hunting along this tract.

AUCTION MANAGER'S NOTE:
There is a discrepancy in the advertised acres vs. the tax parcels acres totals. A perimeter survey is being completed. The correct acres will be available after the survey is completed.



TRACTS 1-2



TRACT 3

SELLERS: The Estate of Elizabeth Isenbarger, David Lybarger, and The McNamara Family Trust

AUCTION MANAGER:
JERRY EHLE, 260-410-1996

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne
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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.

