

LAND AUCTION - 2 Dekalb County Farms

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Schrader Real Estate and Auction Company, Inc.
 Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
 Columbia City, Indiana 46725 #AC63001504, #CO81291723

Monday, December 8 • 6pm

NAA Auctioneer
IAR INDIANA AUCTIONEERS ASSOCIATION
DAA DEKALB COUNTY AUCTIONEERS ASSOCIATION

DECEMBER	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	31			

AUCTION MANAGERS:

Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208
 Justin Griffin • 260.223.5861 #AU12500017, #RB20000785

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FARM 1: UNION TOWNSHIP



FARM 2: NEWVILLE TOWNSHIP

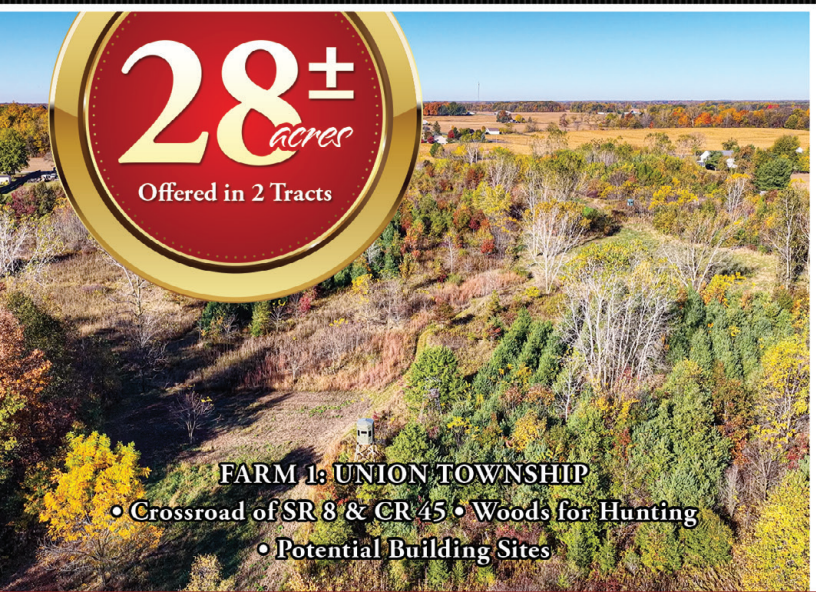


- FARM 1: UNION TOWNSHIP**
- Crossroad of SR 8 & CR 45
 - Woods for Hunting
 - Potential Building Sites

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FARM 2: NEWVILLE TOWNSHIP

- County Road 81
- Productive Tillable
- Potential Building Sites



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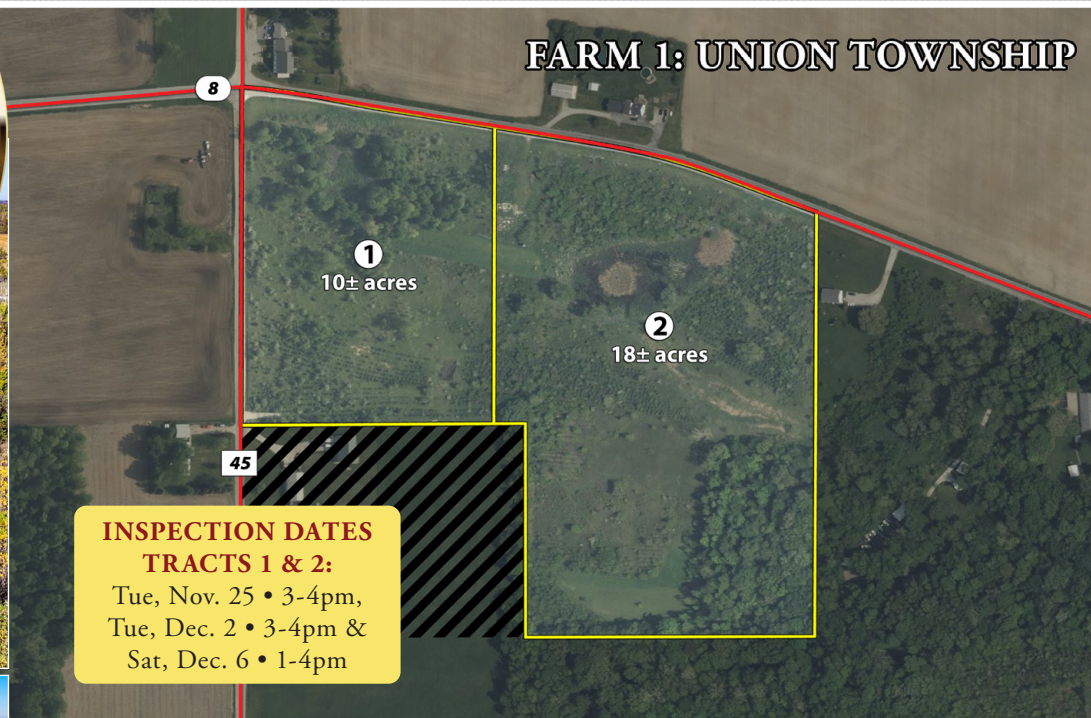
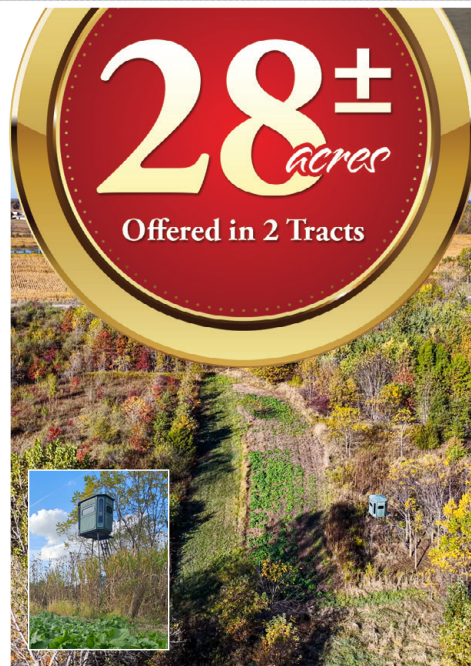


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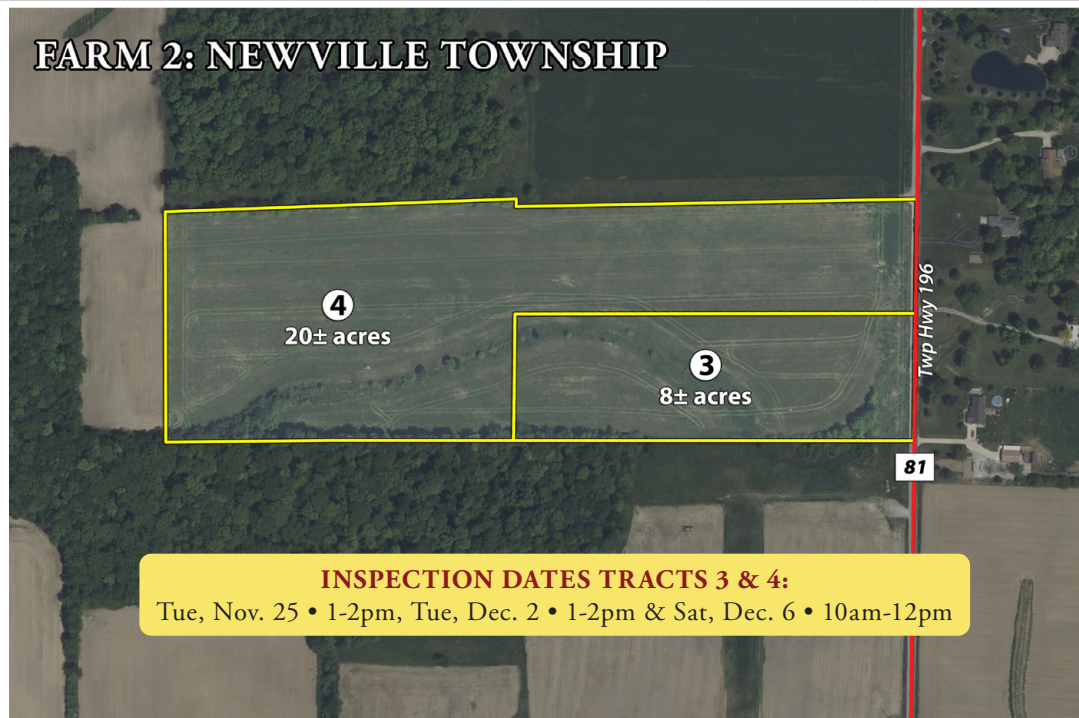


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INSPECTION DATES TRACTS 1 & 2:
 Tue, Nov. 25 • 3-4pm,
 Tue, Dec. 2 • 3-4pm &
 Sat, Dec. 6 • 1-4pm

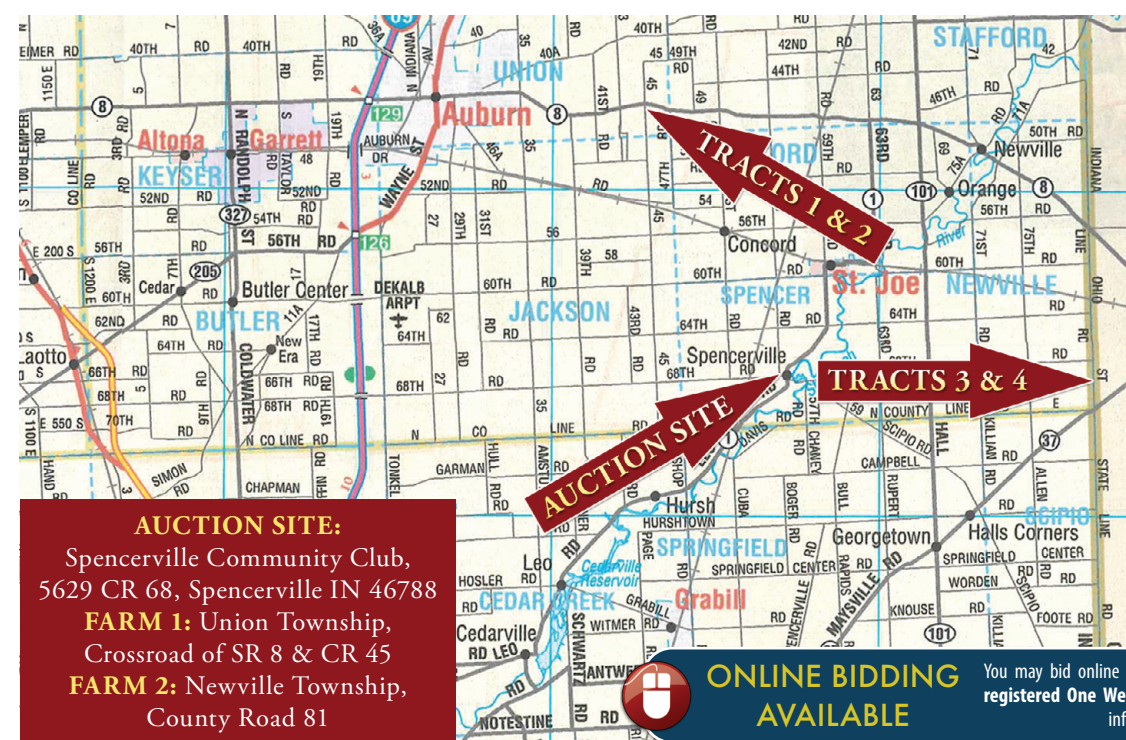


INSPECTION DATES TRACTS 3 & 4:
 Tue, Nov. 25 • 1-2pm, Tue, Dec. 2 • 1-2pm & Sat, Dec. 6 • 10am-12pm



TRACT 1 - 10± ACRES: Just minutes East of Auburn, Indiana, this tract of land offers great hunting & recreation features with over 2,000 pine & oak tree plantings, food plots, a gated entrance & a well-laid trail system for easy access around with ATV or e-bike. With abundant wildlife & excellent access, it offers a prime hunting retreat. This plot of land would make for an outstanding building site being just minutes away from Auburn, Indiana.

TRACT 2 - 18± ACRES: Just off SR 8, this 18± acre hunting property offers an exceptional setup for serious outdoorsmen. With over 2,000 pine & oak tree plantings, established food plots, a gated entrance & a well-developed trail system, it's built for accessibility & wildlife management. The property features a tiled wetland in the center, providing ideal habitat diversity, & borders additional woodlands for expanded hunting opportunities. Included is a high rise Redneck blind to make a move in ready hunting destination. Just minutes away from Auburn, Indiana, this would make a great potential building site for your future home.



AUCTION SITE:
 Spencerville Community Club,
 5629 CR 68, Spencerville IN 46788
FARM 1: Union Township,
 Crossroad of SR 8 & CR 45
FARM 2: Newville Township,
 County Road 81

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.

TRACT 3 - 8± ACRES: Partly wooded & level, this property offers an ideal building site with excellent potential for a homesite. Take a look at the location & see for yourself why many people build homes out that way. You could also keep it as productive tillable farm ground. The soil is predominantly Blount loam, known for its fertility & strong crop-producing capability, making this tract both versatile & valuable.

TRACT 4 - 20± ACRES: This level tract features highly productive farm ground with predominantly Blount loam & Glenwood loam soils, known for their strong yields & reliable performance year after year. Its open layout & excellent soil quality make it ideal for continued agricultural use.



TERMS & CONDITIONS
PROCEDURE: Tracts 1-2; Bidding will be permitted on individual tracts & any combinations of any two or more tracts. Tracts 3-4; Bidding will be permitted on individual tracts & any combinations of any two or more tracts on Farm 2. There will be open bidding on any individual tracts & combinations on those farms until the close of the auction. Tracts between Farms may not be combined. The property will be bid in the manner resulting in the highest total sale price on each Farm.
DOWN PAYMENT: 10% down payment on the day of auction with the balance due in cash at closing. 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 January 2026.
POSSESSION: Buyer(s) shall receive possession at closing.
REAL ESTATE TAXES: Seller will pay 2025 taxes payable in 2026. Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2027 & will be prorated to the day 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 with 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.**



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FARM 1 SELLER: James & Lester Schwartz **FARM 2 SELLER:** Rainmaker Investment LLC
AUCTION MANAGERS: Jerry Ehle • 260.410.1996 & Justin Griffin • 260.223.5861