

East Allen County Farm Auction

- 1,800 Sq. Ft. Ranch Home on 2± Acres
- 75± Acres Quality Tillable Farmland
- Potential Mini Farm Sites
- Great Investment Property



Tuesday, December 16 • 6pm

Held at the Woodburn Community Center • 22651 Main St, Woodburn, IN 46797

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com • www.SchraderAuction.com



77[±]
acres

Offered in 7 Tracts
or Combinations

 ONLINE BIDDING AVAILABLE

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AUCTION MANAGER'S NOTE: Buyer(s) shall receive spring 2026 farming rights. There are some residual fertilizer & cover crop costs that will be pro-rated costs to the Buyer(s). Contact Auction Manager for those costs.

TRACT 1 - SET UPON 2± WOODED ACRES: This 1800 Sq. Ft Ranch Style home offers quiet private country living w/ a convenient location to nearby US 24 & I-469 highways. The home has updated kitchen w/ stainless Frigidaire Refrigerator, Stove, & Microwave & Dishwasher. There is a spacious dining area off of the kitchen. An inviting family room w/ fireplace is located just off of the kitchen. On the opposite end of the kitchen is a spacious laundry room & full bathroom combo. There are three nice sized bedrooms & a full bath. There is a 2 ½ car detached garage behind the home.

TRACT 2 - 15± ACRES: This tract has a large amount of road frontage along US 24 & also an abundance of frontage along Bull Rapids Road. The Soils are mostly Nappanee silty clay loam. This tract offers a potential corner home setting at Bull Rapids & Old US 24.

TRACT 3: 13± ACRES: This tract has over 400' of road frontage along Bull Rapids Road. It is level & the soils are mostly Nappanee silty clay loam. There is small lane & an electric line along the north boundary of this property. Combine this tract w/ Tract 1 for additional land for pasture or crops.

COMBINE TRACTS 2 OR 3 OR BOTH w/ TRACT 1 FOR A 30 ACRE± MINI FARM w/ HOME!

TRACT 4: 15± ACRES: This tract has over 200' of road frontage along Bull Rapids Road & it runs nearly 1900' in depth. This tract can be combined w/ Tract 5 for additional acres. The soils are mostly Hoytville silty clay.

TRACT 5 - 14± ACRES SWING TRACT: This Tract is a Swing Tract & can only be bid on by an adjacent land owner or in combination w/ Tract 4. The soils are also mostly Hoytville silty clay.

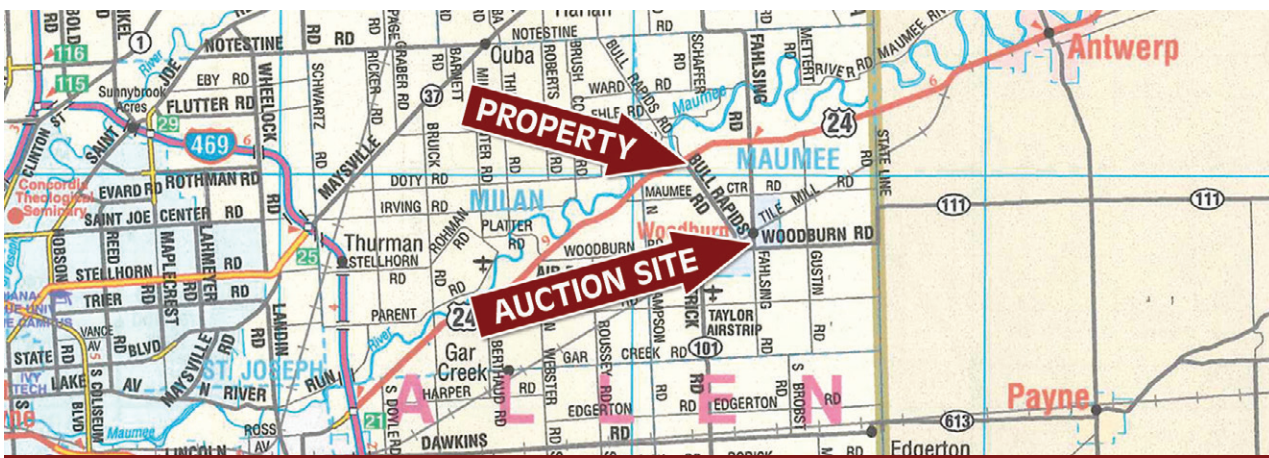
TRACT 6 - 16 ± ACRES: This tract has a large amount of frontage along Old US 24 & also along Bull Rapids Road. This tract is level & the soils are mostly Hoytville silty clay along w/ some Nappanee silty clay loam.

TRACT 7 - 2± ACRES: This tract will have 120' of road frontage making it a potential building site. There is the backdrop of the neighbor woods & level contour. The soils are a mix of Nappanee silty clay loam & Hoytville silty clay.

SELLER: The Estate of Ruth V. Fry
AUCTION MANAGER: Jerry Ehle • 260.410.1996



PREVIEW DATES: Meet A Schrader Rep at the Home on Sun, Nov. 30 • 2-4pm & Tue, Dec. 9 • 4-6pm or Call Auction Manager for other Showings (260.410.1996)



PROPERTY LOCATION: At the intersection of Old US 24 & Bull Rapids Rd, 20728 Old US 24, Woodburn, IN 46797
AUCTION LOCATION: Woodburn Community Center, 22651 Main St, Woodburn, IN 46797



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.



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TERMS & CONDITIONS

PROCEDURE: The property will be offered in 7 tracts, any combination of tracts, & as a total unit, subject to Swing Tract Rules. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: Tract 1: \$5,000 down payment & all other tracts, a 10% down payment on the day of auction w/ 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, & 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 & 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 Personal Representative's Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before January 16, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) & 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 & proposed boundaries are approximate & 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 & 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 purchase will receive a perimeter survey only.

TRACT MAP & 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.

AGENCY: Schrader Real Estate & Auction of Fort Wayne & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the 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.**

Schrader Real Estate & Auction of
Fort Wayne, LLC #LC20700176, #AC63001504

Corporate Headquarters:
950 N Liberty Dr, PO Box 508
Columbia City, IN 46725

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 MANAGER:
Jerry Ehle • 260.410.1996
#RB14044208, #AU19300123

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