

Wells County - Bluffton, IN

Land Auction

Thursday, January 15 • 6pm

28[±] acres Offered in
2 Tracts



INFORMATION BOOK



SCHRADER  ONLINE BIDDING AVAILABLE
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Dixie L. Snider Estate



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts & as a total 28± acre unit. 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: 10% down payment on the day of 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, & 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.

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 targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2027 & thereafter.

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.

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

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.

AGENCY: Schrader Real Estate & Auction Company, Inc. & 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.**

Auction Manager: Albert L. Pfister • 260.760.8922 #RB14022767, #AU09200264
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723

BOOKLET INDEX

- **REGISTRATION FORMS** PAGE 4
- **LOCATION & TRACT MAPS** PAGE 9
- **SOIL MAP** PAGE 13
- **TOPOGRAPHY MAP** PAGE 15
- **FLOOD PLAIN MAP** PAGE 17
- **ZONING MAP** PAGE 19
- **PROPERTY RECORD CARD** PAGE 21
- **TAX INFORMATION** PAGE 23
- **PHOTOS** PAGE 27



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

THURSDAY, JANUARY 15, 2026

28± ACRES – WELLS COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Thursday, January 8, 2026.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
28± Acres • Wells County, Indiana
Thursday, January 15, 2026

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, January 15, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, January 8, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

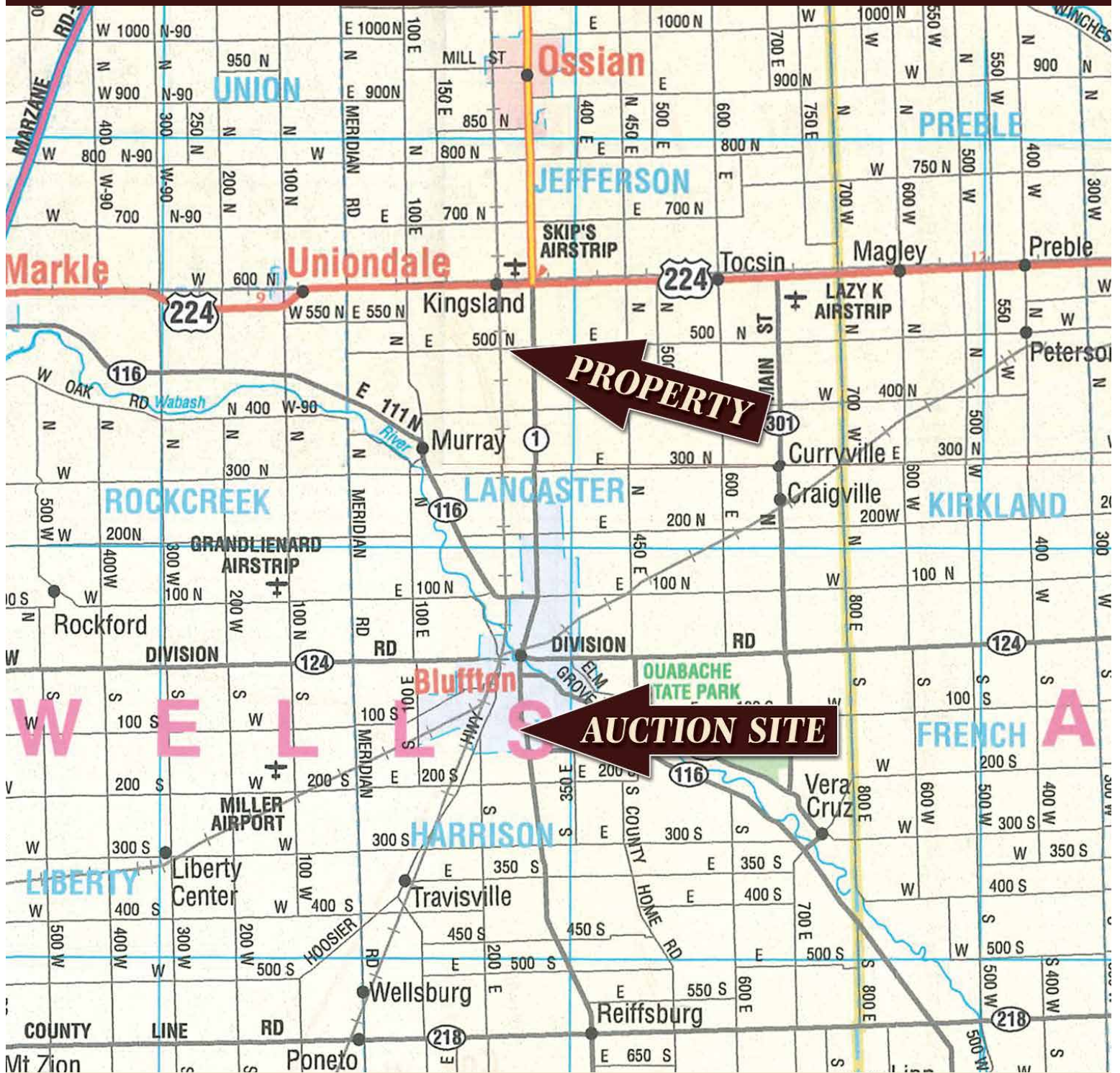
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

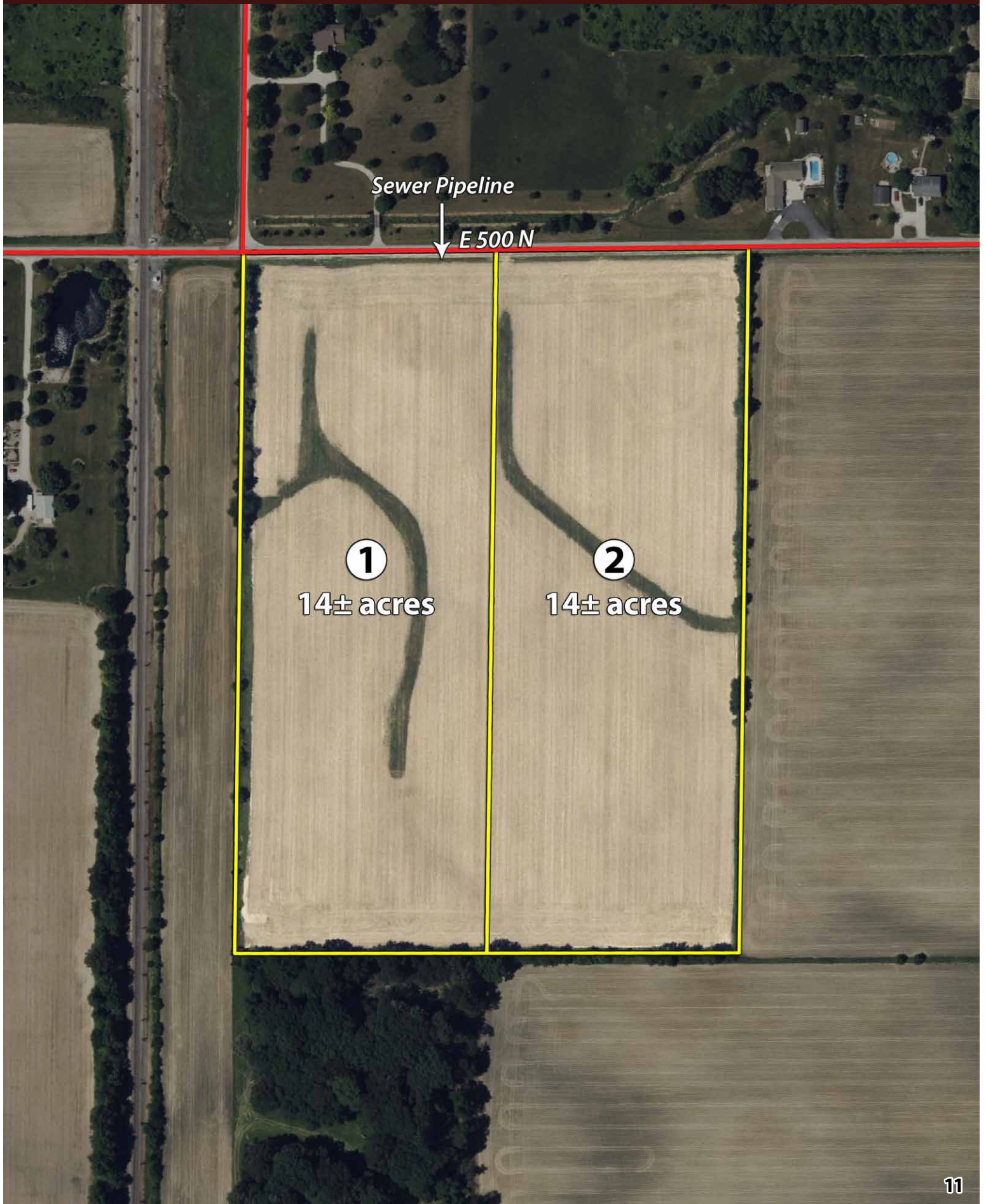
LOCATION MAP



AUCTION LOCATION: Wells County 4-H Park, 1240 4-H Park Road, Bluffton, IN 46714

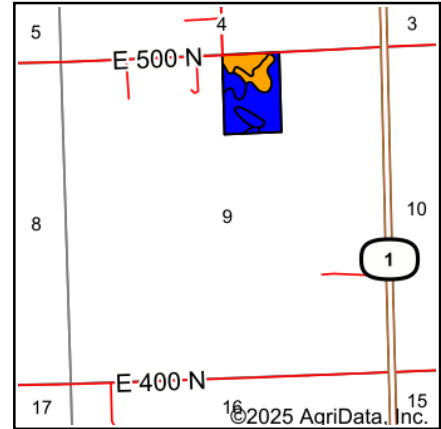
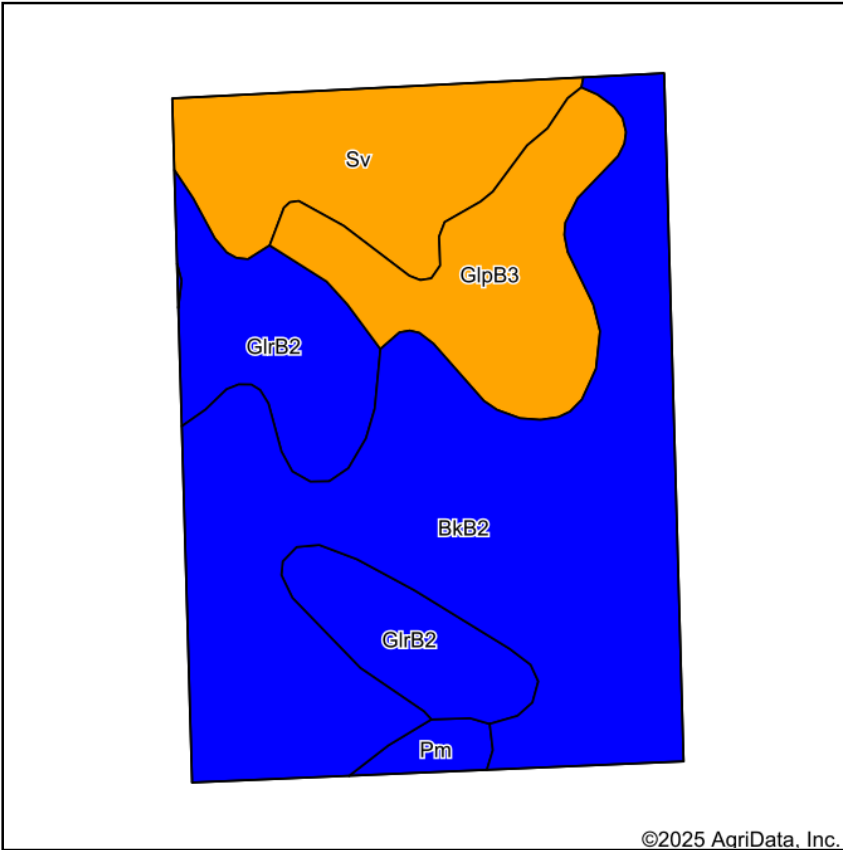
PROPERTY LOCATION: From Bluffton, travel north on State Road 1, 5 miles to County Road 500 North, turn west & travel .25 miles to property.

TRACT MAP



SOIL MAP

SOIL MAP



State: **Indiana**
 County: **Wells**
 Location: **9-27N-12E**
 Township: **Lancaster**
 Acres: **28.12**
 Date: **11/4/2025**



Area Symbol: IN179, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu
BkB2	Blount-Del Rey silt loams, 1 to 4 percent slopes, eroded	14.73	52.4%		Ile	122	5		8	40	55
GlrB2	Glynwood silt loam, end moraine, 2 to 6 percent slopes, eroded	4.72	16.8%		Ile	128	4	8		44	57
Sv	Sloan silty clay loam, 0 to 1 percent slopes, frequently flooded	4.19	14.9%		Illw	134	5	9		47	
GlpB3	Glynwood clay loam, end moraine, 2 to 6 percent slopes, severely eroded	4.03	14.3%		Ille	119	4	8		41	53
Pm	Pewamo silty clay loam, 0 to 1 percent slopes	0.45	1.6%		Ilw	157	5	11		47	64
Weighted Average					2.29	124.9	4.7	4	4.2	42	47

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 827.2

Max: 855.5

Range: 28.3

Average: 841.8

Standard Deviation: 6.69 ft



11/4/2025

9-27N-12E
Wells County
Indiana

Boundary Center: 40° 48' 47.68, -85° 10' 26.41

Maps Provided By:

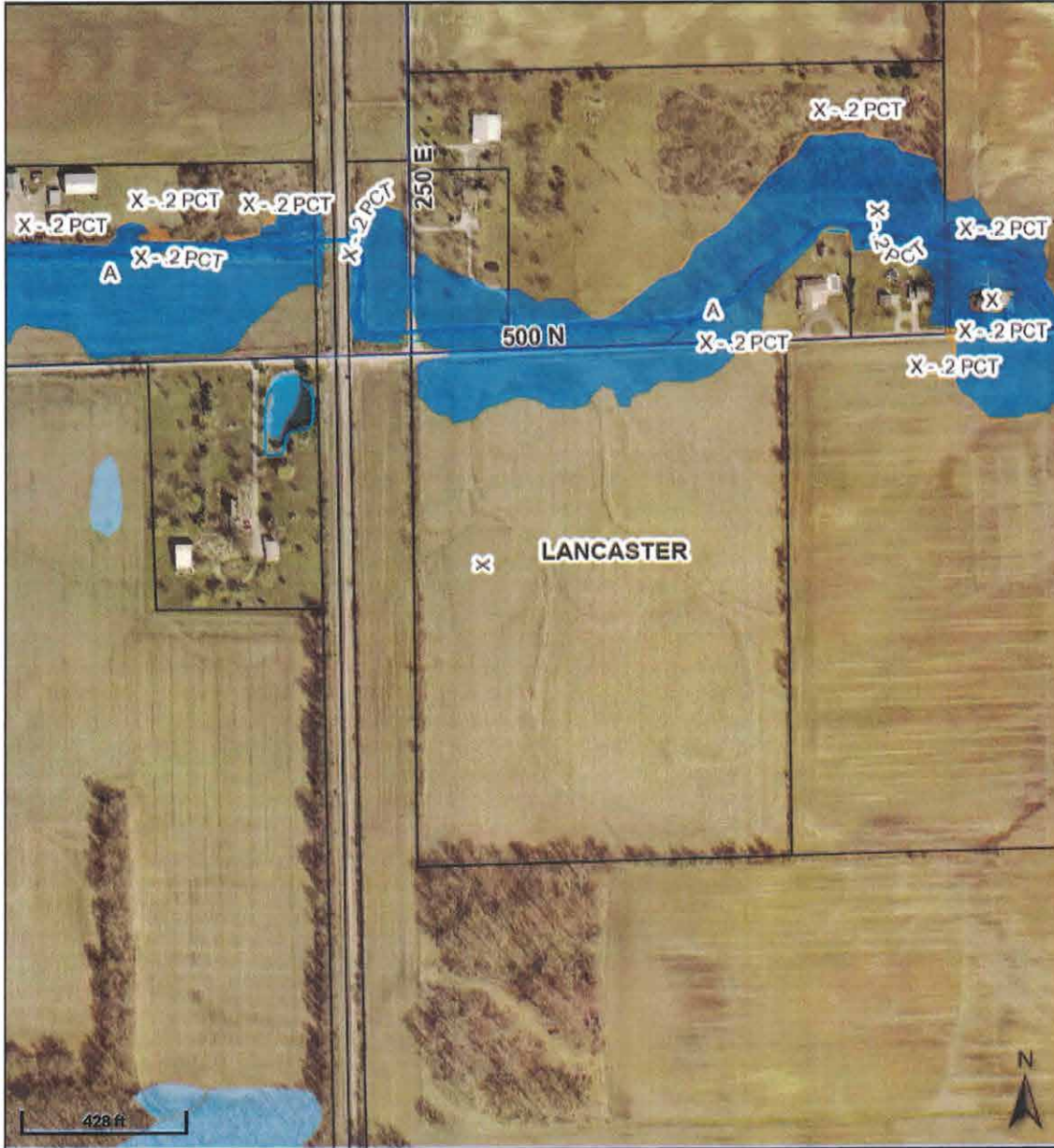


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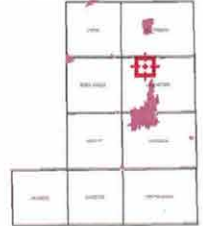
FLOOD PLAIN MAP

FLOOD PLAIN MAP

 **Beacon**TM Wells County, IN



Overview



Legend

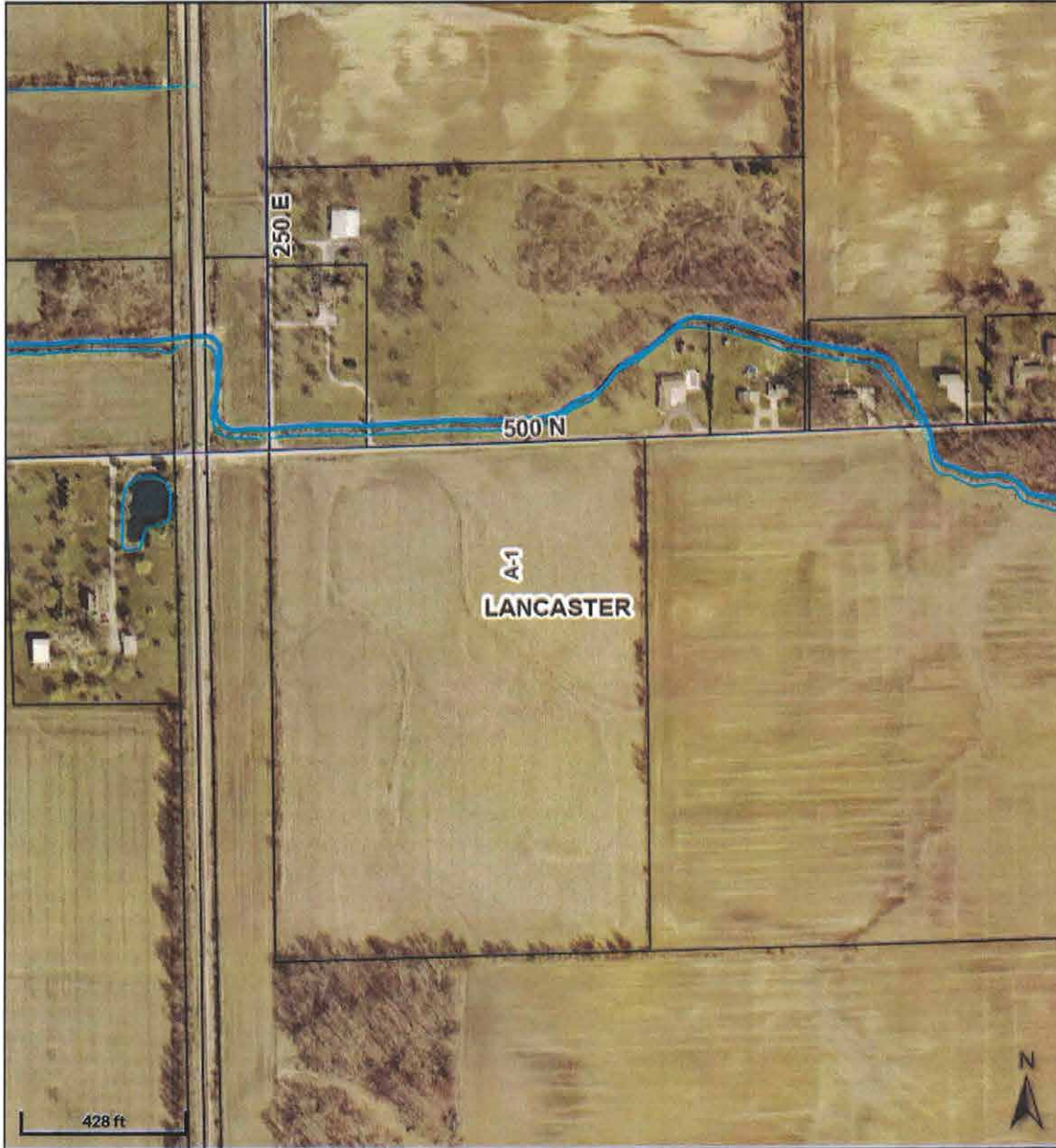
- Floodplain Proposed**
 - A
 - AE
 - AE - Floodway
 - X
 - X-.2 PCT
- Easements & Building Lines (Layer in Progress)**
 - Building Line
 - Easement
 - Ingress/Egress
- ROW_Setbacks**
 - Rural Major Collector
 - Rural Minor Arterial
 - Rural Other Principal Arterial
 - Road Centerlines
- Towns**
 - Towns
- Townships**
 - Townships
- Rail**
 - Rail
- Water**
 - Water
 - Culverts
 - Ditches
 - Tiled Drains
- Parcels**
 - Parcels
- Wetlands - NWI**
 - Wetlands - NWI

Date created: 1/7/2026
 Last Data Uploaded: 1/6/2026 10:38:46 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

ZONING MAP

ZONING MAP



Overview



Legend

Easements & Building Lines (Layer in Progress)

- Building Line
- Easement
- Ingress/Egress

ROW_Setbacks

- Rural Major Collector
- Rural Minor Arterial
- Rural Other Principal Arterial
- Road Centerlines

- Towns
- Townships
- Rail
- Water
- Culverts
- Ditches
- Parcels

Zoning

- B-3_R
- A-1
- S-1
- A-R
- B-1
- B-2
- B-3
- C-1
- I-1
- I-2
- L-1
- M-1
- M-2
- PUD1
- R-1
- R-2
- R-3

PROPERTY RECORD CARD

TAX INFORMATION

TAX INFORMATION

Wells County, IN

Tax Statements

Tax Statements are a duplicate copy of the original mailing.
This statement does not update with payments or corrections.

[2025 Tax Statement \(PDF\)](#)

[2024 Tax Statement \(PDF\)](#)

[2023 Tax Statement \(PDF\)](#)

[2022 Tax Statement \(PDF\)](#)

[2021 Tax Statement \(PDF\)](#)

[2020 Tax Statement \(PDF\)](#)

Pay Taxes Online

To make a payment by check or use a credit or debit card payment online, please click here

[Pay Taxes Online](#)

There is a 2.55% fee for credit card service and a flat fee of \$4.00 for any debit card. Please print or record your transaction number for future reference.

Electronic check payments will incur a \$2.00 flat rate fee.

Summary

Parcel ID	90-05-09-100-001.000-010
Bill ID	005-03198-00
Reference #	
Property Address	500 N Ossian, IN, 46777
Brief Legal Description	09-27-12 28.000A W 924' N N E (Note: Not to be used on legal documents)
Instrument Nbr	N/A
Doc Nbr	N/A
Class	AGRICULTURAL - VACANT LAND
Tax District	Lancaster
Tax Rate Code	977912 - Adv. Tax Rate
Property Type	65 - Agricultural
Mortgage Co	N/A
Last Change Date	

Owners

Deeded Owner
[Snider, Dixie L](#)
C/O Snider, Michael
1115 Almdale Dr
Fort Wayne, IN 46818

Taxing District

County:	Wells
Township:	LANCASTER TOWNSHIP
State District	010 LANCASTER TOWNSHIP
Local District:	010
School Corp:	NORTHERN WELLS COMMUNITY
Neighborhood:	502947-010 LANCASTER TOWNSHIP PAVED 010

TAX INFORMATION

Site Description

Topography: Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality:
Parcel Acreage: 28
 Refer to Brief Tax Description for Parcel Acreage.

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Road Right of Way		0	0	.54	\$2,120.00	\$2,120.00	\$1,144.80	(100%)	\$0.00
Tillable Cropland	BKB2	0	0	14.59	\$2,120.00	\$1,887.00	\$27,531.33	0%	\$27,530.00
Tillable Cropland	GNB2	0	0	4.84	\$2,120.00	\$1,632.00	\$7,898.88	0%	\$7,900.00
Tillable Cropland	GPB3	0	0	4	\$2,120.00	\$1,442.00	\$5,768.00	0%	\$5,770.00
Tillable Cropland	PM	0	0	.15	\$2,120.00	\$2,353.00	\$352.95	0%	\$350.00
Tillable Cropland	SV	0	0	3.88	\$2,120.00	\$2,353.00	\$9,129.64	0%	\$9,130.00

Transfers

Date	New Owner	Doc ID	Book/Page	Sale Price
	Snider, Dixie L			\$0.00



[Click here to access the digital deed records for Wells County](#)

Valuation

Assessment Year	2025	2025 (2)	2024	2023	2022
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	5/30/2025	4/13/2025	3/30/2024	3/15/2023	4/7/2022
Land	\$50,700	\$57,100	\$54,500	\$45,400	\$35,900
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$50,700	\$57,100	\$54,500	\$45,400	\$35,900
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$50,700	\$57,100	\$54,500	\$45,400	\$35,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$50,700	\$57,100	\$54,500	\$45,400	\$35,900
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Tax History

Delinquent payments made between May 11 and June 11 will have a 5% penalty. Delinquent payments made after June 11 will have a 10% (total) penalty.

TAX INFORMATION

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$0.00	\$374.66	\$322.07	\$231.02	\$207.34
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$20.73
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$0.00	\$374.66	\$322.07	\$231.02	\$207.34
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$20.73
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$207.34	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$20.73	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$207.34	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$20.73	\$0.00
+ Other Assess	\$0.00	\$0.00	\$56.00	\$132.30	\$69.30
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$0.00	\$749.32	\$700.14	\$1,050.48	\$525.44
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$749.32)	(\$700.14)	(\$1,050.48)	
= Total Due	\$0.00	\$0.00	\$0.00	\$0.00	\$525.44

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2024 Pay 2025	1167125	508 SOMERS	28	ADV Rate	0.25	5	0
2024 Pay 2025	1167077	600 DOWTY	28	ADV Rate	2	25	0
2023 Pay 2024	1167125	508 SOMERS	28	ADV Rate	0.25	5	0
2023 Pay 2024	1167077	600 DOWTY	28	ADV Rate	2	25	56
2022 Pay 2023	1167125	508 SOMERS	28	ADV Rate	0.25	5	14.7
2022 Pay 2023	1167077	600 DOWTY	28	ADV Rate	2	25	117.6
2021 Pay 2022	1167125	508 SOMERS	28	ADV Rate	0.25	5	7.7
2021 Pay 2022	1167077	600 DOWTY	28	ADV Rate	2	25	61.6
2020 Pay 2021	1167125	508 SOMERS	28	ADV Rate	0.25	5	7
2020 Pay 2021	1167077	600 DOWTY	28	ADV Rate	2	25	56

Property Record Cards

[2025 Property Record Card \(PDF\)](#)

[2024 Property Record Card \(PDF\)](#)

[2023 Property Record Card \(PDF\)](#)

PHOTOS

PHOTOS





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