

**TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 3 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:** \$5,000 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, & 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 May 24, 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:** Taxes will be prorated as of the date of 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.

**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.

**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 "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.**

*Gale & Beverly Schaefer Estate*  
**REAL ESTATE AUCTION**

**Tuesday, March 24 • 6pm**

**LICENSED AUCTIONEER & RE BROKER:**

Jerry W. Ehle • 260.410.1996  
#RB14044208, #AU19300123

**LICENSED AUCTIONEER:**

Stephanie Swinehart • 260.433.8117  
#AU12200037

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Allen County - Churubusco, IN

Corporate Headquarters: 950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725 #LC20700176, #AC63001504



**10±**  
acres  
Offered in 3 Tracts

*Gale & Beverly Schaefer Estate*  
**REAL ESTATE AUCTION**

**Tuesday, March 24 • 6pm**

- Allen County - Churubusco, IN
- Ranch Home on Walkout Basement
- Potential Home Site
- Northwest Allen County School



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Gale & Beverly Schaefer Estate  
**REAL ESTATE AUCTION**

Tuesday, March 24 • 6pm

**10±**  
*acres*

Offered in 3 Tracts



**AUCTION LOCATION:** Allen County Fairgrounds,  
 2726 Carroll Rd, Fort Wayne, IN 46818  
**PROPERTY LOCATION:** 16326 Wappes Rd,  
 Churubusco, IN 46723



**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 Co. 800-451-2709.

**TRACT 1 - 4± ACRES:** This brick ranch offers approximately 3,200 sq. ft. of living space with a walk-out basement, set on 4± acres. The attached oversized 2-car garage (24x31) features two overhead doors & provides plenty of space for a workshop area & additional storage. A raised front deck with ramped access & wood railing welcomes you home, while picture & standard windows bring in abundant natural light. The property sits on a gently rolling lot with mature trees, a wooded backdrop, a stone retaining wall, & established landscaping.

Main level features a spacious living room with neutral carpet & a large picture window that brings in great natural light. The kitchen offers ample wood cabinetry, generous counter space, & a functional layout with a convenient breakfast bar/pass-through to the dining area. Dining space includes a large sliding window overlooking the backyard, creating an easy flow for everyday living & gatherings. Three main-level bedrooms provide comfortable space with carpeted floors & closet storage.

Finished walk-out basement (31x54) provides expansive additional living space, including a large recreation/family room with wood-paneled walls, carpet, & a fireplace. The kitchenette offers cabinetry, sink & ample storage—ideal for entertaining—plus a convenient half bath. Unfinished areas provide additional storage & mechanical/utility space.

**TRACT 2 - 4± ACRES:** Potential building site! This tract has nearly 250' of road frontage along Wappes Road & runs back over 600' in depth. It is mostly wooded & offers a very private potential building site.

**TRACT 3 - 2± ACRES (SWING TRACT):** This tract has nearly 200' of road frontage along Greenwell Rd. It can only be bid on by an adjacent land owner or in combination with either Tracts 1 or 2. **Bid on any combination or combine the three tracts for the entire 10± acres with home!**

**PREVIEW/OPEN HOUSE:** Sun, March 8 from 2-4pm & Thu, March 12 from 5-7pm or call Auction Manager for private showing (Stephanie Swinehart • 260.433.8117)



**SELLER:** Gale & Beverly Schaefer Estate  
**AUCTION MANAGERS:** Jerry Ehle • 260.410.1996  
 & Stephanie Swinehart • 260.433.8117



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