

Northwest Allen County
REAL ESTATE AUCTION

CHURUBUSCO, INDIANA

169±
acres

INCLUDES 5 BEDROOM HOME WITH BARN & POND
OFFERED IN 13 TRACTS OR COMBINATIONS

- 5 Bedroom Home with 48' x 98' Morton Pole Barn on 10.5± Acres and Pond
- 7± Acre Building Site with Pond
- Multiple Small Acre Potential Country Building Sites
- Approximately 140 Quality Tillable Acres
- Approximately 16 Acres Woods for Hunting and Recreation

Monday **APRIL 13**
HELD AT THE ALLEN COUNTY FAIRGROUNDS, FORT WAYNE, IN

ONLINE BIDDING AVAILABLE
6:00PM



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SchraderFortWayne.com
260.749.0445 • 866.340.0445



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SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne
7009 N River Rd
Fort Wayne, IN 46815
260.749.0445 • 866.340.0445

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Auction Manager:
Jerry Ehle • 260.410.1996

APRIL	Sun	MON	Tue	Wed	Thu	Fri	Sat
	5	6	7	1	2	3	4
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

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 Company.

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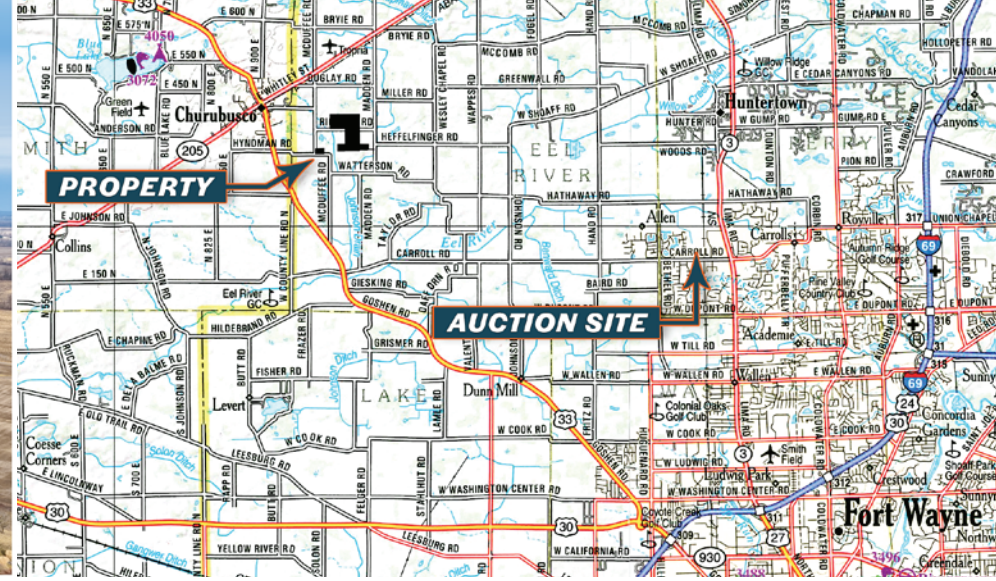


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The auction will be conducted as a multi-parcel auction, meaning multiple parcels or auction "tracts" will be offered for sale in various amalgamations, including as individual tracts, combinations of tracts, and all tracts as a whole (subject to "swing tract" limitations, if applicable).
 "Swing" Tract Limitations: Swing Tracts can only be bid on by an adjacent landowner or in combination with a tract or combination of tracts with road access.

AUCTION SITE: Allen County Fairgrounds, Home & Arts Building, 2726 Carroll Rd, Fort Wayne
PROPERTY LOCATION: Eel River Township; HOME AND 10.5± ACRES: 12126 Hyndman Rd, Churubusco; FARMLAND: 11600 Richard Rd and 14720 Madden Rd, Churubusco

TRACT 1: 5 Bedroom Home on 3.5± acres with 48' x 98' Pole Building located at 12126 Hyndman Rd, on a corner setting with McDuffee Rd. This tract has a 1,700 sq. ft. home with beautiful natural wood floors throughout. A large kitchen and attached living room provides room for a large family and entertaining. There is a spacious bonus family room with wood-burning fireplace. The 3-car attached garage is finished, heated and measures 39' x 29' for over 1,100 sq. ft. of space and even has a small built-in office. The 48' x 98' Morton pole barn sets behind the home with access off of McDuffee Rd and has a dirt floor. The west opening is 24' wide with sliders and has 13' height. There is also a 26' concrete apron. The building has 110 electric throughout.

TRACT 2: 7± acres, Potential Building Site with Pond and over 500 feet of road frontage along Hyndman Rd. There is a 1± acre pond on this site with 3± acres east of the pond for a potential building site. The pond is approximately 18' deep and stocked with a variety of fish.

Combine Tracts 1 and 2 for the complete 10.5± acre homestead with home, barn, and pond and plenty of room for pastures, recreation, etc.

TRACT 3: 10± acres, Potential Building Site with over 600 feet of road frontage along Richard Rd. There is a large depression towards the front offering a beautiful potential walk-out site. The soils are a combination of Pewamo silty clay and Blount loam on the top.

TRACT 4: 30± acres, Mostly Tillable Land with over 600 feet of road frontage and runs back deep past the woods on Tract 8. The soils are mostly Morley silt loam.

TRACT 5: 11± acres, Mostly Tillable Land and Potential Building Site! This tract has over 600 feet of road frontage along Richard Rd. It has the woods on Tract 8 as a backdrop for a potential building site. The soils are mostly Blount loam mixed with some Morley loam.

TRACT 6: 9.5± acres, Mostly Tillable and Potential Building Site with over 400 feet of road frontage along Richard Rd. Also has a wooded backdrop behind for a potential building site. The soils are mostly Blount loams.

TRACT 7: 9± acres, Swing Tract, Mostly Wooded. There is a drain or swale that goes across the front and provides a well traveled deer route. A large flock of turkeys were recently seen in the adjacent fields. There are also some maturing hardwoods on this tract. Combine with Tract 6 for a scenic 18.5± acre estate site!

TRACT 8: 8.5± acres, Swing Tract, Mostly Wooded. There is plenty of deer cover and an abundance of deer traffic, and some maturing hardwoods on this tract. Combine with Tract 5 for a scenic 19.5± acre estate site.



TRACT 1
PERSONAL PROPERTY AUCTION
LOTS CLOSE TUES, APRIL 14 at 6PM
PREVIEW: Thursday April 9, 4-6 pm
 John Deere 4020 & 3020 Tractors
 Shop Tools-South Bend Lathe-Furniture
 Antiques & Collectibles-Vintage Toys
www.schraderfortwayne.hibid.com



PREVIEW DATES:
Sunday, March 22 - 2-4pm
Tuesday, April 7 - 5-7pm
 Meet a Schrader Representative at the Home on Hyndman Rd or call an Auction Manager for private showing, 260.410.1996

TRACT 9: 11± acres, Mostly Tillable Land Potential Building Site that has road frontage off of Madden Rd. The contour on this tract really varies as it swoops up towards the center of the tract, then slopes down towards the back. It offers a very scenic view across the neighboring farms as well as a potential walk-out and possibly pond site! The soils are mostly Morley silt loam in the center and Blount loam on the edges.

TRACT 10: 20± acres, Mostly Tillable Land offering a combination of quality Haskins loam and Blount loam soils. There is an abundance of road frontage along the south of Richard Rd and offers a great potential estate site.

TRACT 11: 20± acres, Mostly Tillable Land that offers a combination of quality Haskins loam and Blount loam soils. There is an abundance of road frontage along the south of Richard Rd and also offers a great potential estate site. This tract backs up to Tract 12 and could be combined with Tract 10 and 12 for a total of 59± tillable acres

TRACT 12: 19.5± acres, Swing Tract, Mostly Tillable. This tract is on the back side and adjacent to Tracts 9, 10 and 11 and could be combined with any for additional acres. The soils are mostly Blount loam with some Rawsom loam.

TRACT 13: 10± acres, Swing Tract, Mostly Tillable. This tract lies west and adjacent to Tract 12. It could be combined with Tract 12 for additional acres. The soils are a combination of Morley silty clay and Blount loam and Rawsom loam.

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6:00PM
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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 13 individual tracts, any combination of tracts (subject to "Swing" Tract Limitations) and as a total 169± 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 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, 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. 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 Trustee's Deed(s).
CLOSING: The balance of the purchase price is due at closing with a targeted closing date approximately 30 days after the auction.
POSSESSION: Possession is at day of closing.
REAL ESTATE TAXES: The Seller to pay 2025 taxes due in 2026. Buyer(s) will be responsible for all taxes due thereafter.
PROPERTY INSPECTION: Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 and ACRES: Auction tract maps and acre estimates are approximations provided for identification and illustration purposes only.
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 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 purchases will receive a perimeter survey only.
EASEMENTS: All real estate 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 expressed 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 conducting, at their own risk, their own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and 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.

OWNER: Harold A. King Trust & Hilda M. King Trust

Auction Manager:
Jerry Ehle - 260.410.1996

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