

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in TWO (2) individual tracts, any combination of tracts of the 40± acres. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

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. 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 Personal Representative deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before May 15th, 2026.

POSSESSION: On day of closing, immediately following the closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date 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.**

**40±
acres**

- Roanoke, IN
- Home & Barns
- Pasture Land
- Potential Building Site

Offered in 2 Tracts



AUCTION MANAGER:

Justin Grant Griffin • 260.223.5861
#AU12500017, #RB20000785

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ONLINE BIDDING AVAILABLE

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www.SchraderFortWayne.com
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Huntington County Farmstead Auction

Wednesday, April 15th at 6pm

Schrader Real Estate and Auction of Fort Wayne, LLC
Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725 #LC20700176, #AC63001504

**40±
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Offered in 2 Tracts

- Roanoke, IN
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- Pasture Land
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ONLINE BIDDING AVAILABLE

40± acres

Offered in 2 Tracts



TRACT 1 - 5± ACRES: Located in a very sought after location, 5522 E 900 N is a beautiful country property that offers a peaceful rural setting with scenic countryside views & a well-improved homestead. The property features a 3-bedroom home with 2 full & 1 half baths, a full basement with laundry & wood burning stove & a large attached garage measuring approximately 26'x25' complete with a utility sink & space for an additional refrigerator or freezer. The home offers comfortable living space including a living room (21'x13'), kitchen (12'x10'), dining room (14'x15') & front room (14'x10), making it a functional layout with plenty of room to update & personalize. Where this property truly shines is outside. The farmstead includes a large 6-7-stall cattle/horse barn with electricity, its own power box, multiple water stations, feeders in the stalls & four sliding barn doors for excellent access & ventilation. The paddock & pasture areas are enclosed with a combination of white vinyl fencing & wood fencing with metal gates, making it ready for horses, cattle, or hobby livestock. Several additional outbuildings add tremendous versatility, including:

- 40'x70' barn • 40'x60' barn • 40'x40' barn • 14'x78' utility building
- 11'x12' utility shed (Home/Barn measurements are approximate & off the county tax card)

These structures provide exceptional space for equipment storage, livestock, workshops, hobby farming or county approved businesses. The setting offers wide open views across surrounding farmland, creating a peaceful country lifestyle while still being close to major employment & amenities. The location is highly convenient, situated approximately:

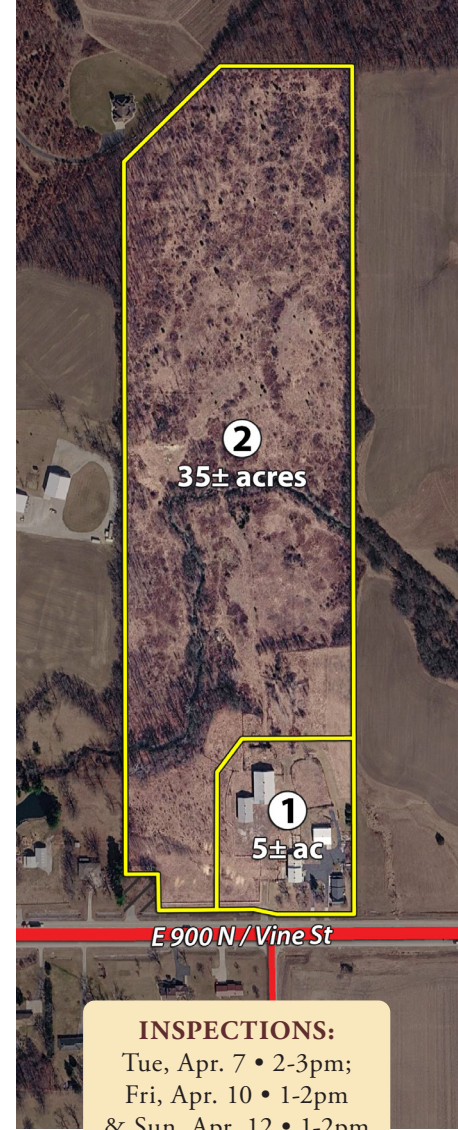
- 1.5 miles from downtown Roanoke** – known for its restaurants, shops, & small-town charm • 2 miles west of the General Motors Assembly Plant • 5.5 miles from the new IU Health hospital currently under construction • 10 minutes to southwest Fort Wayne shopping, dining, & entertainment • Easy access to Interstate 69 for commuting throughout northeast Indiana

Whether you're looking for a horse/cattle property, hobby farm, 4-H project space, contractor storage or simply a country home with room to breathe, this property offers a rare opportunity to own a versatile rural setup in a highly desirable location.

TRACT 2 - 35± ACRES: Location, location, location! This potential building site is situated with a beautiful setting with a house that would overlook a creek that would wrap around your home for a tranquil look, feel & sound. Think of this land as a getaway from the city living but being located just miles away from all amenities. This land could be used as a potential building spot, pasture for your cattle or animals, or a recreational hunting spot that has some neat terrain. The options are endless & waiting for you to bring your vision.

ONLINE ONLY PERSONAL PROPERTY AUCTION

Bidding Closes: Mon, April 6 • 6pm



INSPECTIONS:
 Tue, Apr. 7 • 2-3pm;
 Fri, Apr. 10 • 1-2pm
 & Sun, Apr. 12 • 1-2pm

AUCTION LOCATION: American Legion Post 160, 1122 N Main St, Roanoke, IN 46783
PROPERTY LOCATION: Jackson Twp, 5522 E 900 N, Roanoke, IN 46783



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Wednesday, April 15th at 6pm

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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SELLER: The Estate of Norma Jean Kahn
AUCTION MANAGER: Justin Griffin • 260.223.5861