

Allen County, Indiana • Monroe Township • NW corner of Rider Rd & Lortie Rd, Monroeville, IN 46773

LAND AUCTION

Tuesday, April 28th @ 6:00pm

68[±] Acres
Offered in
3 Tracts

INFORMATION BOOKLET

- PRODUCTIVE TILLABLE LAND
- HOMESTEAD and POTENTIAL BUILDING

866-340-0445 • SchraderFortWayne.com

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne

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(S): Monica L. Scott, Randy A. Copper, Abbey B. Spice, Andrea Copper, Carla J. Thompson & Martin E. Copper
AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Justin Grant Griffin, RB20000785, AU12500017
Reid Yoder, RB24002082, AU12200015
Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176
Schrader Real Estate and Auction Company, Inc., AC63001504



FORT WAYNE OFFICE:

7009 N River Rd • Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in THREE (3) individual tracts, Tracts 1 & 2 may be combined. Tract 3 will be offered separately and must be bid on individually. 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. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the 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. There is immediate possession with an additional 10% down.

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 and 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 Warranty 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 29th, 2026.

possession at closing. Immediate possession is available with an additional 10% down payment. Farming rights belong to buyer of the property.

REAL ESTATE TAXES: Real estate taxes will be prorated for the year 2026.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

INPUT COSTS: The current tenant farmer has placed chicken litter on the property and buyer(s) are responsible for paying these input costs.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. 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(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and 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 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 is being sold subject to any existing recorded easements.

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 his or her 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.

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**For Information Call Auction Managers:
Justin Griffin 260-223-5861 & Reid Yoder 260-402-0895**



REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, APRIL 28, 2026

68± ACRES – ALLEN 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 Tuesday, April 21, 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
68± Acres • Allen County, Indiana
Tuesday, April 28, 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: _____

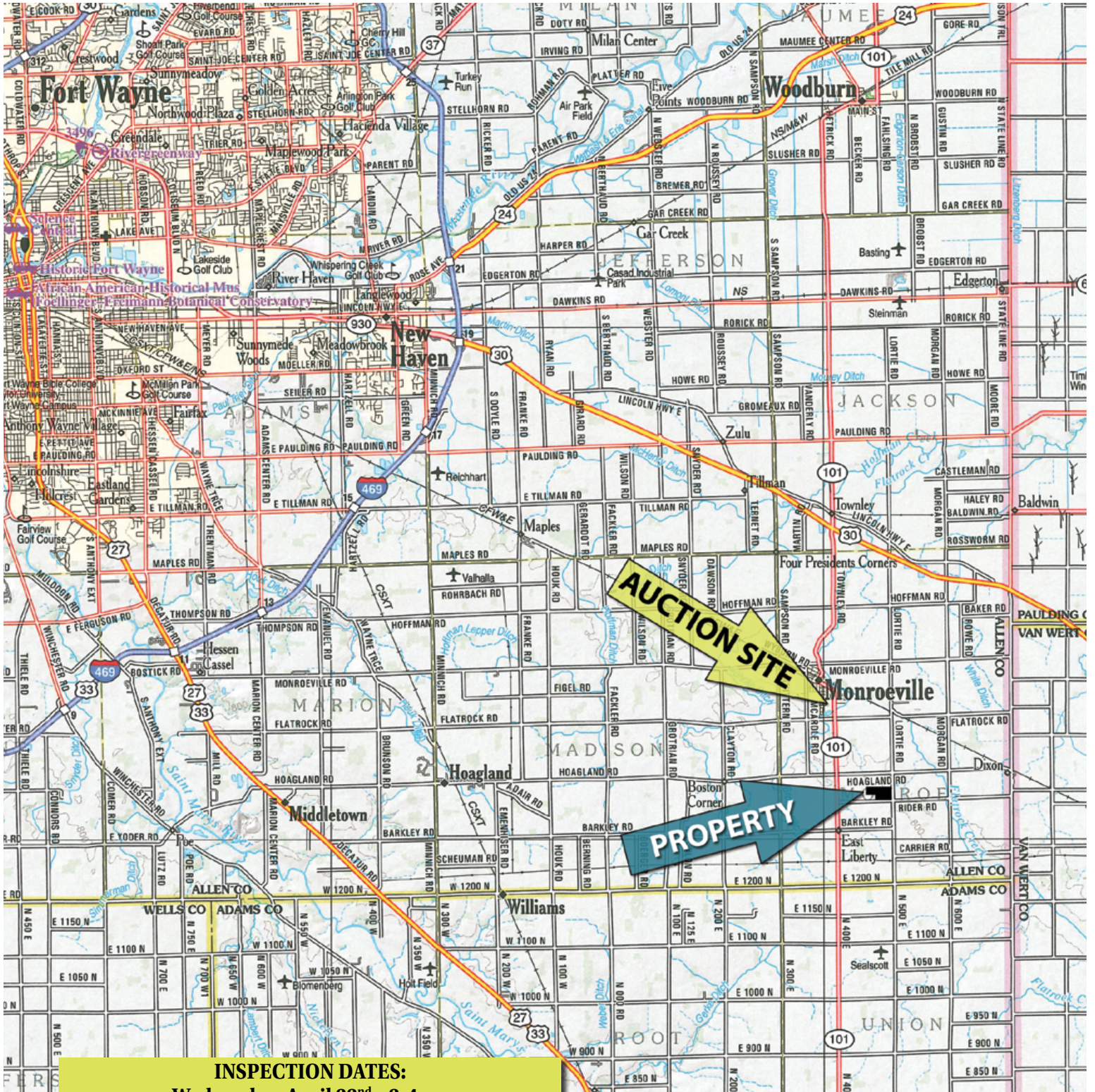
2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, April 28, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand 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.

LOCATION & TRACT MAPS

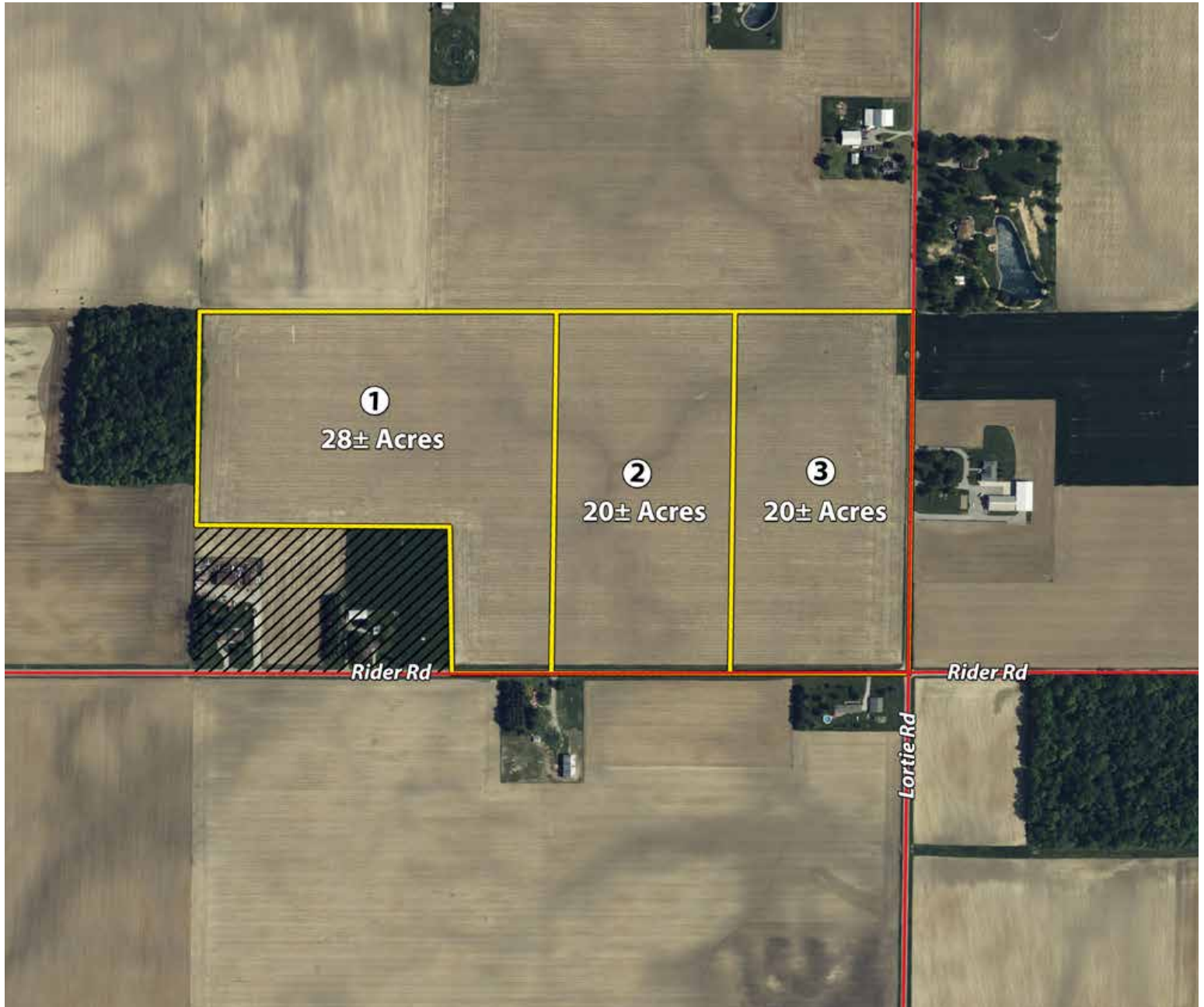
LOCATION MAP



INSPECTION DATES:
Wednesday, April 22nd • 2-4pm
Friday, April 24th • 12-2pm | Sunday, April 26th • 1-2pm

AUCTION LOCATION: Monroeville Community Center, 421 Monroe Street, Monroeville, IN 46773
FARM LOCATION: NW corner of Rider Rd and Lortie Rd, Monroeville, IN 46773

TRACT MAP



TRACT DESCRIPTIONS:

TRACT 1: 28 ± ACRES. This tract offers excellent tillable land. Level land with soils of Blount Silt Loam and Pewamo Silty Clay Loam.

TRACT 2: 20± ACRES. This tract presents another excellent potential building site or keep it as productive tillable land. This level land soil types are Blount Silt Loam and Pewamo Silty Clay Loam. This would make a great new homestead with additional land to purchase.

TRACT 3: 20± ACRES. Another level tillable tract with great soils and productive soils to produce a great yield. The soil type is consistent with a Blount Silt Loam and Pewamo Silty Clay Loam. With corner road frontage of approx. 1900 ft this would present many options for a new farm operation.

PROPERTY INFORMATION

PROPERTY OVERVIEW

71.6 Acres, 1 Boundary



SOIL MAP

71.6 Acres, 1 Boundary



72/100 NCCPI

148/200 WAPI

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (WAPI)	NCCPI
● BgmA	Blount silt loam, ground moraine, 0 to 2 percent slopes	58.0%	41.5	2w	--	141.2	68.7
● Pe	Pewamo silty clay loam, 0 to 1 percent slopes	42.0%	30.1	2w	--	157.3	76.5

ELEVATION MAP

71.6 Acres, 1 Boundary



794.6 feet

807.6 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 13 feet

Min: 794.6 feet

Max: 807.6 feet

Slope: 0.7%

Min: 0%

Max: 2.3%

LAND COVER MAP

71.6 Acres, 1 Boundary

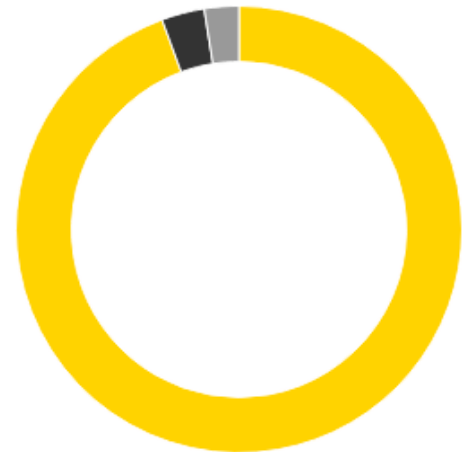


Type

- Corn
- Developed/Open Space
- Other

% Coverage

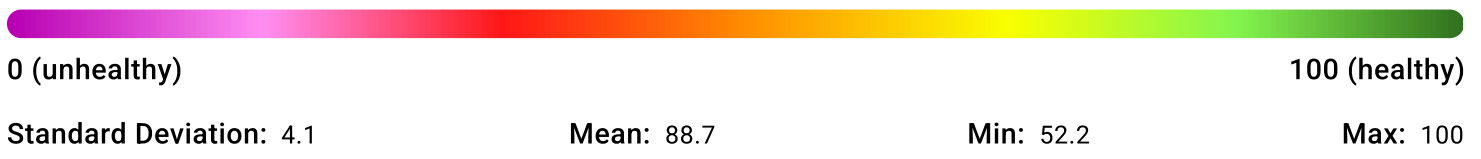
- 94.4 %
- 2.5 %
- 3.1 %



VEGETATION INDEX MAP

71.6 Acres, 1 Boundary

2024



PROPERTY RECORDS INFORMATION

PROPERTY RECORDS

02-20-29-200-013.000-055

Copper Martin E

22601 RIDER RD

100, Vacant Land

AG/RURAL RES HOMESIT

1/2

General Information
Parcel Number
 02-20-29-200-013.000-055
Local Parcel Number
 23-0029-0002
Tax ID:

Ownership
 Copper Martin E
 11011 Hoffman Rd
 Fort Wayne, IN 46816

Transfer of Ownership
Date
 10/27/2011
Owner
 Copper Martin E
 2011049016 QC /
 11/18/1997 COPPER MARTIN E & /
 COPPER MARTIN E & 97-11595
 09/30/1993 COPPER MARTIN E 0 WD 83-8058
 01/01/1900 COPPER MARTIN E & 0 WD /

Legal
 SE 1/4 NE 1/4 EX W1/2 SEC 29

Routing Number

Property Class
 Vacant Land
Year: 2025

Location Information
County
 Allen
Township
 MONROE TOWNSHIP
District 055 (Local 023)
 055 MONROE (23)
School Corp 0255
 EAST ALLEN COUNTY
Neighborhood 551017-055
 AG/RURAL RES HOMESITES 01 0
Section/Plat
 0292915
Location Address (1)
 22601 RIDER RD
 MONROEVILLE, IN 46773

Assessment Year
 2025
Reason For Change
 WIP
As Of Date
 05/28/2025
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Notice Required
 Land \$40,400
 Land Res (1) \$0
 Land Non Res (2) \$40,400
 Land Non Res (3) \$0
Improvement
 Imp Res (1) \$0
 Imp Non Res (2) \$0
 Imp Non Res (3) \$0
Total
 \$40,400
 Total Res (1) \$0
 Total Non Res (2) \$40,400
 Total Non Res (3) \$0

Valuation Records (Work in Progress values are not certified values and are subject to change)
Assessment Year
 2025
Reason For Change
 AA
As Of Date
 03/28/2025
Valuation Method
 Indiana Cost Mod
Equalization Factor
 1.0000

Notice Required
 Land \$43,400
 Land Res (1) \$0
 Land Non Res (2) \$43,400
 Land Non Res (3) \$0
Improvement
 Imp Res (1) \$0
 Imp Non Res (2) \$0
 Imp Non Res (3) \$0
Total
 \$43,400
 Total Res (1) \$0
 Total Non Res (2) \$43,400
 Total Non Res (3) \$0

Market Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Pricing Metho d
 4 A BMA
 4 A PE
 82 A ROB2

Act Front.
 0
 0
 0

Size Factor
 12.1100
 7.4500
 0.4400

Rate
 \$2,120
 \$2,120
 \$2,120

Adj. Rate
 \$1,887
 \$2,353
 \$933

Ext. Value
 \$22,852
 \$17,530
 \$933

Infl. %
 0%
 0%
 -100%

Market Factor
 1.0000
 1.0000
 1.0000

Cap 1
 0.00
 0.00
 0.00

Cap 2
 100.00
 100.00
 100.00

Cap 3
 0.00
 0.00
 0.00

Value
 \$22,850
 \$17,530
 \$0

Land Computations
 Calculated Acreage 20.00
 Actual Frontage 0

Developer Discount

Parcel Acreage
 20.00
81 Legal Drain NV
 0.00
82 Public Roads NV
 0.44
83 UT Towers NV
 0.00
9 Homesite
 0.00
91/92 Acres
 0.00
Total Acres Farmland
 19.56
Farmland Value
 \$40,380
Measured Acreage
 19.56
Avg Farmland Value/Acre
 2064
Value of Farmland
 \$40,370
Classified Total
 \$0
Farm / Classified Value
 \$40,400
Homesite(s) Value
 \$0
91/92 Value
 \$0
Supp. Page Land Value
 \$0
CAP 1 Value
 \$40,400
CAP 2 Value
 \$0
CAP 3 Value
 \$0
Total Value
 \$40,400

Appraiser
 mxreaa

Collector
 mxreaa

3/15/2023

3/15/2023

03/15/2023
Appraiser
 mxreaa
3/15/2023
Appraiser
 mxreaa

Data Source
 N/A

Review Group
 2023

Printed
 Saturday, May 31, 2025

Other
 Unpaved

Neighborhood Life Cycle Stage
 Other

Characteristics

Topography
 Level

Flood Hazard
 ERA

Public Utilities
 Electricity

Streets or Roads
 Unpaved

Notes

SURVEY

PHOTOS

PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS



PHOTOS





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