

# LAND AUCTION

Pleasant Township, Allen County, IN - Just South of Fort Wayne

- Very Productive Tillable Farmland • Highly Rated Pewamo & Blount Soils
- Potential Building Sites • Frontage on Yoder & Comer Roads
- City of Fort Wayne Sanitary Sewer

# 92± *acres*

Offered in 5 Tracts

Tracts 1 & 2



Tract 3



## Monday, July 27 • 6pm

Held at The Eden - 14013 Emanuel Rd, Hoagland, IN

- 2± Miles East of Yoder • 6± Miles West of Hoagland
- 10± Miles South of Downtown Fort Wayne
- Convenient access to US 27 & I-469



ONLINE BIDDING AVAILABLE

**SCHRADER**  
Real Estate and Auction Company, Inc.

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This is a terrific opportunity to purchase high-quality Allen County tillable farmland just south of Fort Wayne. Nearly all of the 92± acres are productive cropland with highly rated Pewamo & Blount soils, level topography & excellent frontage on both Yoder Rd & Comer Rd. The ground is zoned A1, & City of Fort Wayne sanitary sewer runs along the Yoder Rd frontage, opening the door to potential building sites or development. Whether you are looking to add productive acres to your operation, invest in well-located Pleasant Township ground, or secure a country building site with public sewer already at the road, this farm deserves a close look. Consider the possibilities!

### TRACT DESCRIPTIONS:

**TRACT 1: 10± ACRES** of very productive, all-tillable farmland with Blount & Pewamo soils. Frontage on Comer Rd. Excellent potential building site or an easy add-on to a farming operation.

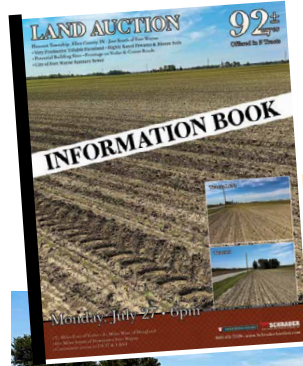
**TRACT 2: 10± ACRES** of very productive, all-tillable farmland with Blount & Pewamo soils. Frontage on Comer Rd. Another strong potential building site with room to spread out. Consider combining with Tract 1.

**TRACT 3: 14± ACRES** of all-tillable farmland with Blount & Pewamo soils & frontage on both Yoder & Comer Rds. City of Fort Wayne sanitary sewer runs along the Yoder Rd frontage, making this an outstanding potential building site.

**TRACT 4: 29± ACRES** of highly productive, all-tillable farmland with rich Pewamo & Blount soils & frontage on Yoder Rd. The county-regulated Dehner tile runs through this tract, providing established drainage. A premium block of cropland - consider combining

with Tract 5 for nearly 60± acres.

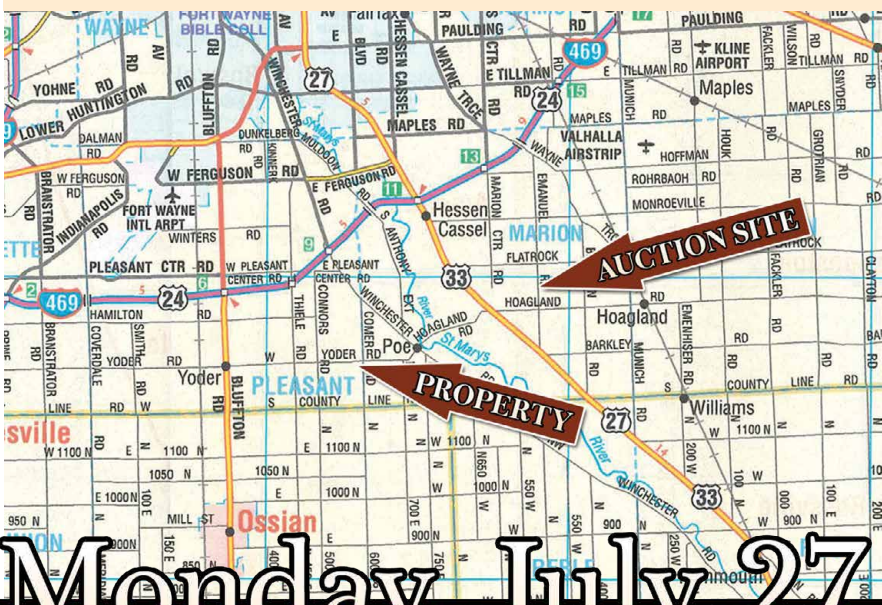
**TRACT 5: 29± ACRES** of highly productive, all-tillable farmland with rich Pewamo & Blount soils & frontage on Yoder Rd. One of the largest & most productive tracts in the offering. An excellent add-on to any operation or a foundation for your own farm.



Contact the Auction Company for the detailed **Information Book** including Soils, FSA Info & other Due Diligence materials.

**AUCTION LOCATION:** The Eden, 14013 Emanuel Rd, Hoagland, IN 46745. From the intersection of US 27 & Hoagland Rd, south of Fort Wayne, travel east on Hoagland Rd 1 mile to Emanuel Rd. Turn north on Emanuel Rd & travel 0.6 mile to The Eden.

**PROPERTY LOCATION:** The farm sits on the south side of Yoder Rd & the west side of Comer Rd in Pleasant Township. Approximate Address: 16800 Comer Rd, Fort Wayne, IN 46819. From the intersection of I-469 & Winchester Rd (Exit 9), travel southeast on Winchester Rd 1 mile to Comer Rd. Turn right (south) on Comer Rd & travel approximately 1.5 miles to the property.



**INSPECTION DATES: Thursday, July 2 • 10am-Noon & Monday, July 20 • 2-4pm**  
Meet a Schrader Representative at the property for more info about the auction.



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OWNER: Ellen Moore Revocable Trust  
AUCTION MANAGER: Kevin Jordan • 800.451.2709

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### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 5 individual tracts, any combination of tracts & as a total 92± 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 Seller's 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 a Trustee's Deed, subject to easements & other permitted exceptions of record.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing, subject to the tenant's right to harvest the growing 2026 crop.

**REAL ESTATE TAXES:** Seller to pay the 2026 real estate taxes, due in 2027. Buyer(s) to pay all taxes thereafter &

drainage assessments after closing.

**SEWER & EASEMENTS:** The sale is subject to any & all easements of record, including the recorded City of Fort Wayne sanitary sewer easements along Yoder Rd. Buyer(s) should confirm connection requirements, availability & fees w/ City of Fort Wayne City Utilities.

**DRAINAGE:** The county-regulated Dehner tile runs through the property. Buyer(s) shall assume responsibility for any regulated drain assessments due after closing & take title subject to the rights of the regulated drain.

**ZONING:** The property is zoned A1 (Agricultural). Buyer(s) are responsible for verifying zoning, permitted uses & any building-site requirements w/ Allen County.

**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 w/ 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 bound-

aries 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.**

Schrader Real Estate and Auction Company, Inc.  
 Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
 Columbia City, IN 46725 #AC63001504, #CO81291723

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*acres*

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**AUCTION MANAGER:**  
 Kevin Jordan • 800.451.2709  
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