

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered AS ONE TRACT.

DOWN PAYMENT: 10% 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and 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 November 13, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing, subject to tenant farmer's 2026 har-

vest.

REAL ESTATE TAXES: The Seller to pay all of 2026 taxes due in 2027. Buyer to pay all taxes thereafter.

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

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and 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 and the 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 purchase will receive a perimeter survey only.

TRACT MAP and ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the 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.**

WOODBURN PRODUCTIVE TILLABLE LAND!

Auction



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Offered as One Tract!

Allen County, IN

33^{8±} Acres

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

800.451.2709 • 260.244.7606

FORT WAYNE, IN OFFICE:

7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:

Jerry Ehle • 260-410-1996

Jerry W. Ehle, AU19300123, RB14044208

Schrader Real Estate & Auction of Fort Wayne, LLC,

LC20700176 • Schrader Real Estate and Auction Company,

Inc, AC63001504, CO81291723

866-340-0445 • SchraderFortWayne.com



OCTOBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

WOODBURN PRODUCTIVE TILLABLE LAND!

Allen County, IN

33^{8±} Acres

Offered as One Tract!

Monday, October 12th @ 6 PM

Held at the Woodburn Community Center, 22651 Main St, Woodburn, IN 46797

Auction

866-340-0445 • SchraderFortWayne.com



WOODBURN PRODUCTIVE TILLABLE LAND!

Allen County, IN

33.8[±] Acres Offered as One Tract! Auction

Call Auction Manager
for questions or more
information!
260-410-1996

Monday, October 12th @ 6 PM

PROPERTY LOCATION: GUSTIN ROAD, 1.5 miles south of Woodburn Road.

AUCTION HELD at the Woodburn Community Center, 22651 Main St, Woodburn, IN 46797.

- Located in Jackson Township, this property is level with all Hoytville Silty Clay.
- There is road frontage along Gustin Road. There is a drainage ditch along the front of the property and a new culvert will be needed for access.
- Immediate farming rights after closing.



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.

SELLER: HEIRS AND/OR DEVISEES OF KAY F. LESLIE
AUCTION MANAGER: JERRY EHLE, 260-410-1996

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