

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts & as a total 32± acre unit. There will be open bidding on both tracts & the whole during the auction as determined by the Auctioneer. Bids on tracts & 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 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 Warranty Deed(s).

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

POSSESSION: Possession is at closing subject to tenant farmers rights for fall 2026 harvest.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2027 & thereafter.

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.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey has been ordered. Seller & successful bidder shall each pay half (50:50) of the cost of the survey.

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.**

Madison Township
Monroeville, IN

**32±
acres**

Offered in 2 Tracts

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Madison Township
Monroeville, IN

**32±
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Offered in 2 Tracts

- Productive Acreage
- Potential Country Building Lots
- Wooded Recreational Acreage

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EAST ALLEN COUNTY FARM AUCTION

Thursday, October 1 • 6pm

Auction Held at the Hoagland
Community Park Center

Schrader Real Estate & Auction of Fort Wayne, LLC | Corporate Headquarters:

950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #LC20700176, #AC63001504

Auction Manager: Michael L. Roy • 260.437.5428 #AU08602044, #RB14049188



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Madison Township
Monroeville, IN

32[±]
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Sellers:
Ellen Rohrbach, Marilyn
Perry & Gregg Perry
Auction Manager:
Mike Roy • 260.437.5428

SCHRADER
REAL ESTATE & AUCTION

EAST ALLEN COUNTY FARM AUCTION

Thursday, October 1 • 6pm

Auction Held at the Hoagland
Community Park Center



INSPECTION DATE:

Thu, Sep. 17 • 5-6 pm.

Please call before
accessing property &
doing walk through.



**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.

Excellent location near Monroeville, Hoagland or Decatur. Take this opportunity to buy small tillable & wooded tracts in South East Allen County.

TRACT 1 - 16± ACRES: Mostly tillable. This tract has a large portion of frontage on the Massilon Road & borders the Bohnke ditch on the east side. It wraps behind the former Perry homestead & the Massilon cemetery. The soils are made up of mostly Pewamo silty clay & some Blount silt loam.

Combine with Tract 2 for an awesome country estate or add to your tillable productive farm acres. Good ditch access for future drainage.

TRACT 2 - 16± ACRES: Mostly tillable with 6± acres of woods. The woods is dissected by the Bohnke Ditch. The ditch continues on the east border of this tract to provide good drainage. There is ample frontage on the Massilon Road for access. Soils are mostly Pewamo silty clay & Blount silt loam. There are some large trees in the woods, take a look.

Combine with Tract 1 for an awesome country estate or a small productive tillable farm.

AUCTION LOCATION: Hoagland Community Park Center, 11320 Hoagland Rd, Hoagland IN 46745

PROPERTY LOCATION: 16000 block of Massilon Rd, Monroeville, IN 46773 (near the corner of Barkley Rd)



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