

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 95.9± 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 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 Personal Representative's Deed.

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

the auction.

POSSESSION: Possession subject to the tenant farmers harvesting of the fall crop.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to day of 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 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: A new perimeter survey has been completed & will be provided by the family, if any new surveys are needed due to splits then those new surveys will be shared 50/50 between buyer & the seller.

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.**

Monday, October 19
at 6:00pm

Held at the Monroeville
Community Park
421 Monroe Street,
Monroeville, IN 46773

95.9±
acres

Offered in 5 Tracts
or Combinations

ONLINE BIDDING AVAILABLE

SCHRADER
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of Fort Wayne

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EAST ALLEN FARM AUCTION

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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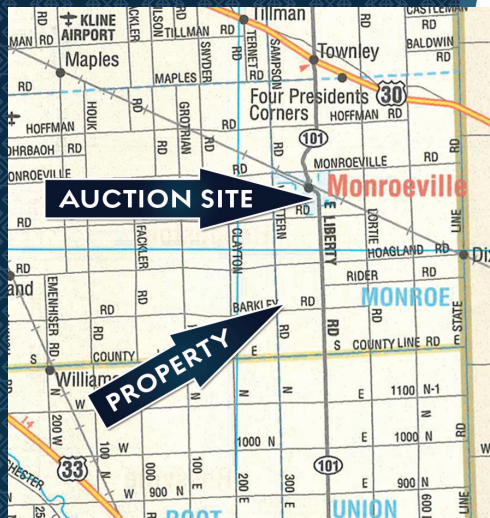
EAST ALLEN FARM AUCTION



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AUCTION LOCATION:

Monroeville Community Park,
421 Monroe St, Monroeville, IN 46773

PROPERTY LOCATION:

Northeast corner of Barkley &
Whittern Rd in Monroe Township.
Surrounds 20033 Barkley Rd (we
are not selling that house).



Seller:

Mary Jo Gibson Estate

Auction Manager:

Mike Roy • 260.437.5428



EAST ALLEN FARM AUCTION

This Farm has a great opportunity for drainage work w/good outlets & access to the Brown Ditch. Well located between Monroeville, Hoagland & Decatur. Excellent opportunity to add to your current farming operation or a rare opportunity to bid on smaller tillable tracts.

TRACT 1 - 15.9± ACRES at the corner of the Barkley & Whittern Rd. All tillable tract that borders the Brown ditch to the east & a large amount of frontage on both Barkley & Whittern Rd. This tract is primarily Blount Silt Loam & is a good productive field. There is a percentage along the ditch that is in the flood plain.

TRACT 2 - 38± ACRES surrounding the homestead. This tract has frontage & is accessed from the Barkley Rd & also has a large amount of frontage on the Whittern Rd. This tract is made of mostly Blount Silt & Glynwood Silt soils w/a small amount of Pewamo Clay. There is a strip along the ditch in the flood plain. Buyer would be responsible for any new access off Whittern Rd.

TRACT 3 - 9.8± ACRES SWING TRACT. This tax parcel can be combined w/the adjoining tract or bid on by the adjoining land owners. It is primarily Pewamo soils w/a small amount of Blount Silt Loam. It's all level & would make a great addition to your existing farm or combine w/tract 2.

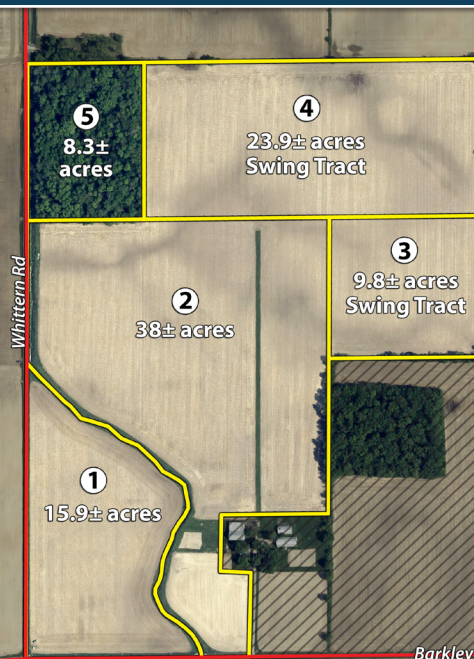
TRACT 4 - 23.9± SWING TRACT. This tax parcel can be combined w/the adjoining tract or bid on by the adjoining land owners. It is composed of Pewamo clay, & Glywood Silt loam soils. It's all level & would make a great addition to your existing farm or combine w/adjoining tracts to create a larger productive farm.

TRACT 5 - 8.3± ACRE wooded tract w/frontage on the Whittern Rd. Buyer would be responsible for constructing an access across the Brown Ditch for this tract. Some larger & mature trees on this tract. There is a cleared strip along the north edge from past tile work.



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.



PREVIEW DATE:

Mon, Oct. 5
from 5-6pm

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