

TERMS & CONDITIONS

PROCEDURE: The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 66± acres. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & 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 on the day of auction with the balance in cash at closing. 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. The terms of this agreement & 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 January 7th, 2027.

POSSESSION: Buyer will receive possession at closing subject to the crop rights

for the 2026 crops harvest.

REAL ESTATE TAXES: Real estate taxes for 2026 due in 2027 will be paid by the seller.

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

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & 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 & 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.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

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.**

Allen County, Indiana Land Auction

- Productive Tillable Land
- Excellent Soils
- Potential Building Sites

66± acres
Offered in
3 Tracts

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REAL ESTATE & AUCTION
of Fort Wayne

ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

Held at Harlan Christian Community Center *Tuesday, December 1 • 6pm*

Schrader Real Estate & Auction of Fort Wayne, LLC | Corporate Headquarters:
950 N Liberty Dr, PO Box 508 Columbia City, IN 46725 #LC20700176, #AC63001504

Auction Managers: Jerry W. Ehle • 260.410.1996 #RB14044208, #AU19300123
& Justin Grant Griffin • 260.223.5861 #AU12500017, #RB20000785

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Land Auction

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Auction Location: Harlan Christian Community Center, 12616 Spencerville, Harlan, IN 46743
Farm Location (Milan Township, Allen County): 19301 Ehle Rd, Woodburn, IN 46797

Seller: Schlatter Farms LLC
Auction Managers:
Jerry Ehle • 260.410.1996
& Justin Griffin • 260.223.5861



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**ONLINE
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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.



Tract 1 - 22± Acres: A clean, rectangular 22± acre tract of productive tillable ground with frontage along the paved road on the south end. This parcel has a long, straight layout that is easy to farm & fits well into an existing operation. It could also work as a place to build a country home with room to spread out, subject to county approvals. Tracts like this rarely come up on their own, so it's a strong fit for a farmer adding acres or an investor looking for a solid long-term hold.

Tract 2 - 22± Acres: Excellent soils with a consistency of nearly 100% Hoytville silty clay loam. Right in the heart of the farm offering, Tract 2 is 22± acres of level wide-open cropland with road frontage & a uniform shape that lets equipment make long, efficient passes. What a great opportunity & location in an established agricultural area. Buy it on its own, or pair it with Tract 1 or Tract 3 to build a contiguous 44± or 66± acre block.

Tract 3 - 22± Acres: This tract is the eastern end of the property. It is comprised of level, tillable farmland with road frontage on the south, surrounded by working farm ground & a scenic rural setting. It's a good fit for a buyer looking for income-producing land, a future homesite with a country view (subject to approvals), or a place to park 1031 exchange dollars in real dirt. Great opportunity to get some land in a great location.