

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

Tuesday, November 24 • 6pm

150[±]
acres



Offered in 6 Tracts or Combinations

NOVEMBER	SU	M	TU	W	TH	F	SA
	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					

AUCTION MANAGER: Jerry W. Ehle • 260.410.1996
#AU19300123, #RB14044208

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LAND AUCTION

TWO EAST ALLEN WOODBURN FARMS
• All Quality Tillable Soils • Potential Country Building Sites

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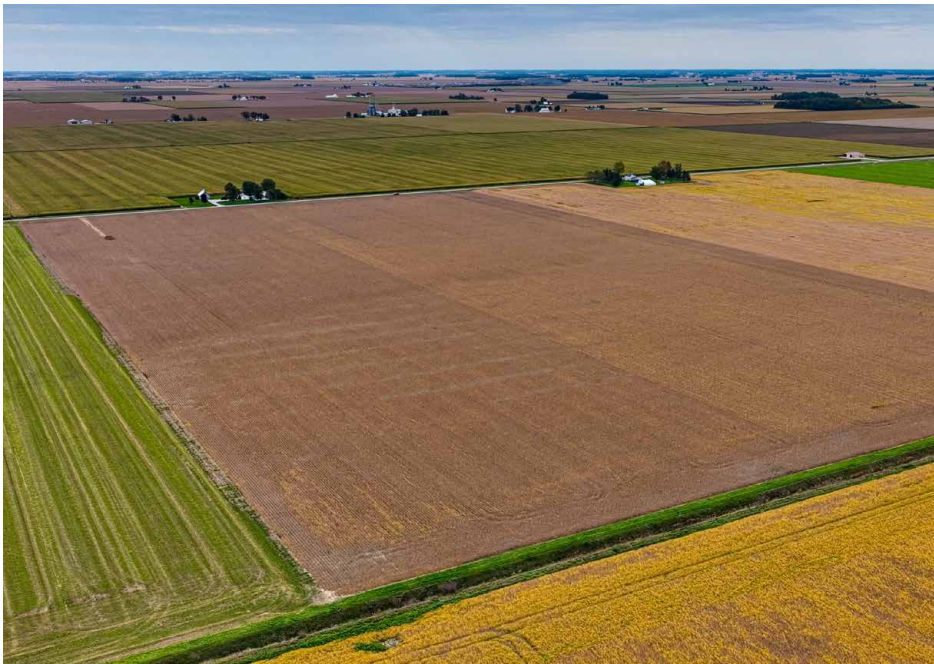
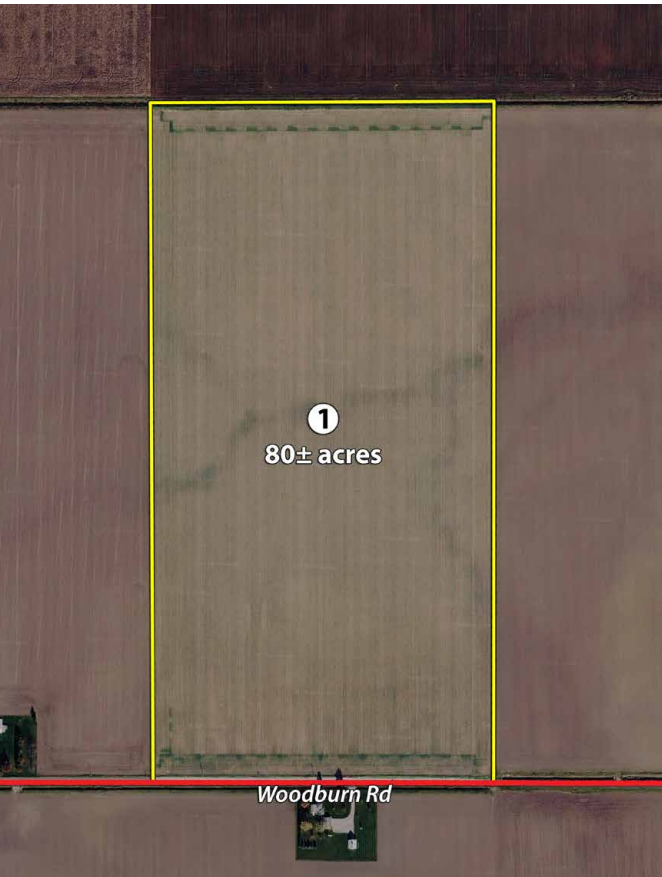
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TWO EAST ALLEN WOODBURN FARMS

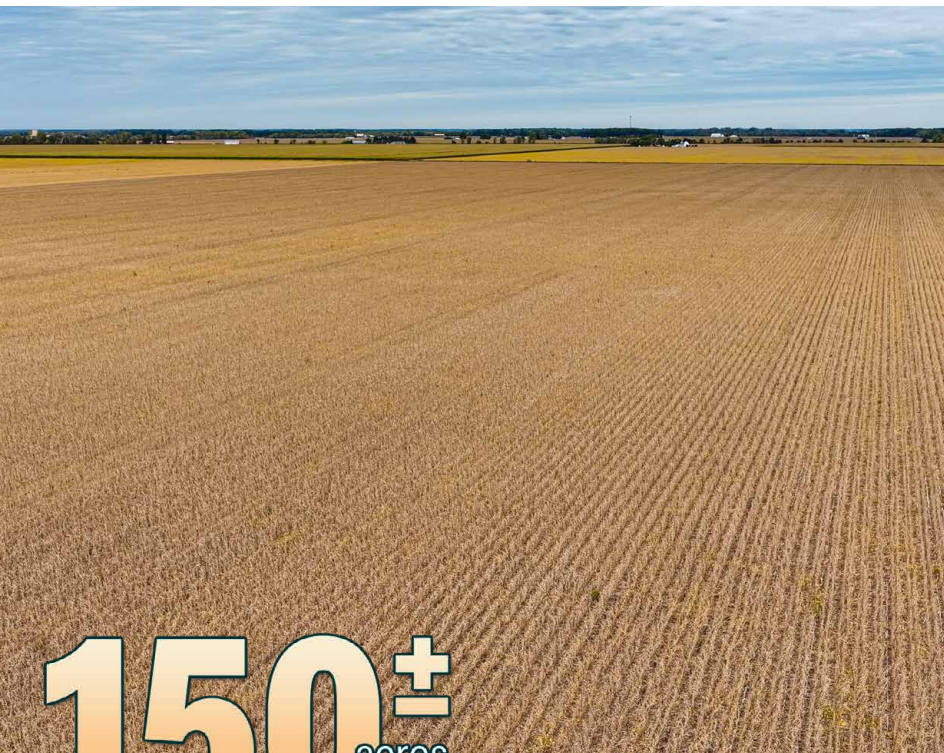
- All Quality Tillable Soils • Potential Country Building Sites

LAND AUCTION



FARM 1 - 80± ACRES

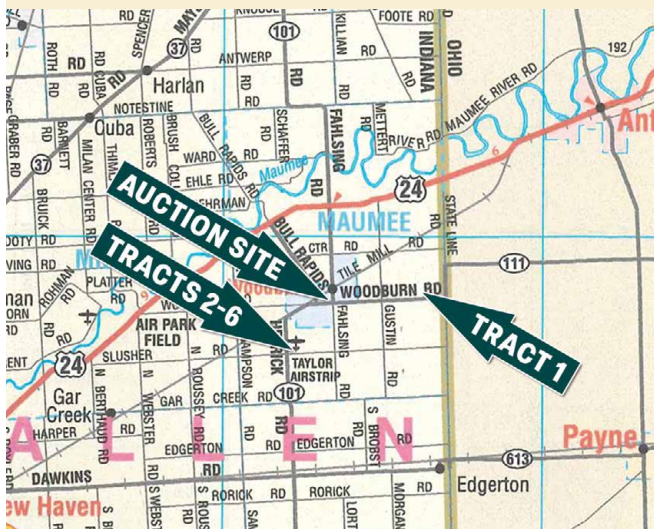
TRACT 1 - 80± ACRES with over 1300 feet of road frontage along Woodburn Road. The contour is level and soils are mostly Hoytville silty clay with a pocket of Blount silt loam and Nappanee silty clay. This property is located within the prime Woodburn farm community! It is being offered as one complete 80 acre tract. There is a drain that runs along the entire north property line for ease of draining.



150± acres

Offered in 6 Tracts or Combinations

AUCTION LOCATION: The Woodburn Community Center, 22651 Main St, Woodburn, IN 46797
FARM 1 LOCATION: 25501 Woodburn Rd - 1 mile East of Woodburn
FARM 2 LOCATION: ½ mile South of Woodburn on SR 101 and Slusher Rd

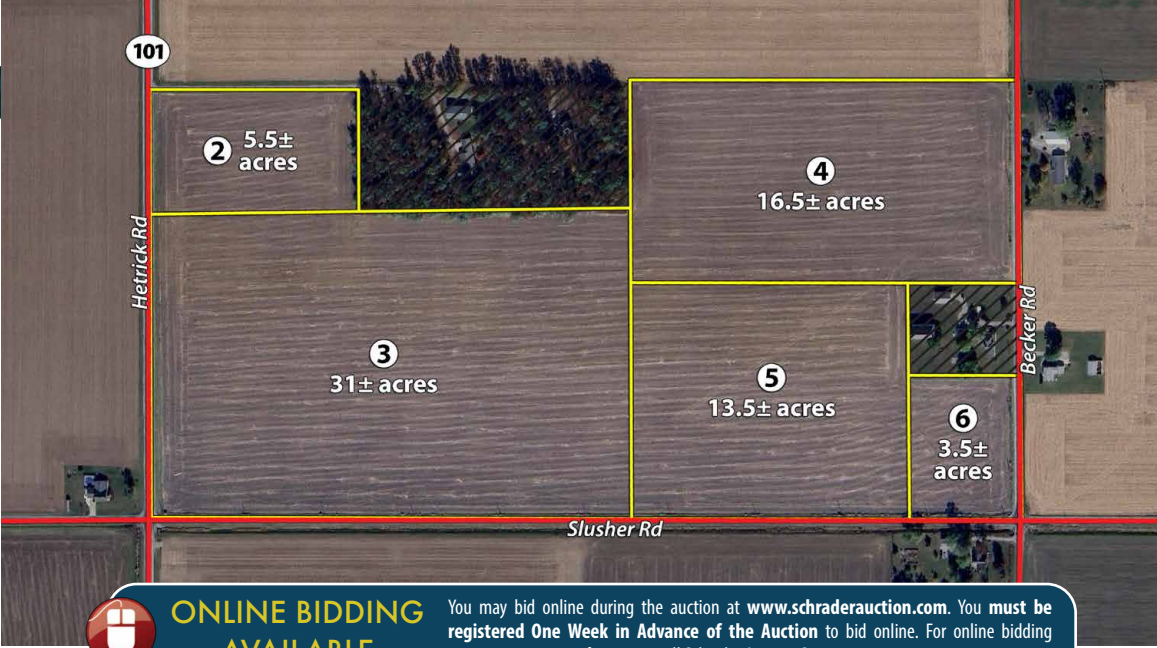


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SELLERS: Farm #1 – Deborah Knoblauch and Judith Privett
Farm #2 – S & L Schrenk Family LLC
AUCTION MANAGER: Jerry Ehle • 260.410.1996



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.

FARM 2 - 70± ACRES

TRACT 2 - 5.5± ACRES with road frontage along S.R. 101. A perfect potential country building site. It is level and the soils are mostly Hoytville silty clay with some Nappanee silt clay loam to the east.
TRACT 3 - 31± ACRES with road frontage along S.R. 101 and Slusher Road. It is a level all tillable tract. The soils are mostly Hoytville silty clay with a swirl of Nappanee silt clay loam in the northwest corner. This tract has a 20 foot drainage easement that runs north to south across the tract from the adjacent north property.
TRACT 4 - 16.5± ACRES with road frontage along Becker Road. Soils are all Hoytville silty clay. This tract provides for an excellent potential mini farm with the adjacent woods for a backdrop.
TRACT 5 - 13.5± ACRES with road frontage along Slusher Road. The soils are mostly Hoytville silty clay with a pocket of Nappanee silt loam in the northeast corner. Another opportunity for a potential mini farm estate.
TRACT 6 - 3.5± ACRES. A corner tract with road frontage along both Slusher and Becker Roads. The soils are all Hoytville silty clay. Another great opportunity for a potential country building site!

Combine All Tracts For 70± Acres Of Quality Tillable Land!



PREVIEW - Meet a Schrader Representative Along Tract 1:
Tue, Nov. 10 • 4-6pm & Mon, Nov. 16 • 4-6pm or Contact the Auction Manager for More Info (260.410.1996)



AUCTION TERMS & CONDITIONS
PROCEDURE: Tracts 1-6 will be offered in various amalgamations, as follows. **Tract 1:** Bidding will be permitted on this tract individually. **Tracts 2-6:** Bidding will be permitted on these tracts individually and as a combination, but they cannot be combined with Tract 1. There will be open bidding on all tracts and combinations as described until the close of the auction. The final high bids will be that set of bids resulting in the highest total price.
DOWN PAYMENT: 10% down payment on the day of auction w/ 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, & 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. Seller reserves the right to reject any & 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 Warranty Deed(s).
CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 31, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.
POSSESSION: Possession on day of closing immediately following the closing, subject to tenant farmer's 2026 crop harvest.
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 & proposed boundaries are approximate & 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 shall also provide a new survey where the tract divisions in this auction create new boundaries. Seller & successful bidder shall each pay half (50:50) of the cost of the surveys. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchase will receive a perimeter survey only.
TRACT MAP & ACRES: Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & 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 & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the 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.**