**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 2 individual tracts & as a total 35± acre unit. There will be open bidding on all tracts & the property as a 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 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 2026 taxes due in 2027 & the 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.**

Wednesday,
**December 2 at 6pm**

**35± acres** Offered in 2 Tracts

**AUCTION MANAGERS:**
Michael L. Roy · 260.437.5428
#RB14049188, #AU08602044
& Jared Sipe · 260.750.1553
#RB14025024, #AU10700099

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# East Allen County 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

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East Allen County FARM AUCTION



**35± acres**
Offered in 2 Tracts

# East Allen County FARM AUCTION

## Wednesday, December 2 at 6pm



**INSPECTION DATE:**
Mon, Nov. 23 • 4-5pm, Meet a Schrader Rep at the farm.










**AUCTION LOCATION:** Woodburn Community Center, 22651 Main St, Woodburn, IN 46797
**PROPERTY LOCATION:** 16103 Harper Rd, New Haven, IN 46774

**TRACT 1 - 17.5± ACRES:** This tract has approximately 580' of frontage on the paved Harper Road with great location between New Haven & Woodburn. Soils are primarily Nappanee silty clay loam & Hoytville silty clay. It is very level with good productive soils & is bordered to the north with the Lomont Drain for good drainage access. This is a great opportunity for potential mini farm estate or combine with Tract 2 & add to your farming operation. This tract has some portion of land along the north Lomont drain that is in a filter strip program.

**TRACT 2 - 17.5± ACRES:** This tract has approximately 280' of frontage on the paved Harper Road with great location between New Haven & Woodburn. This tract wraps around the back of a residence at 16101 Harper Road. Soils are primarily Nappanee silty clay loam & Hoytville silty clay. It is very level with good productive soils & is bordered to the north with the Lomont Drain & to the west with the Bandelier Drain for good drainage access. This is a great opportunity for potential mini farm estate or combine with Tract 1 & add to your farming operation. This tract has some portion of land along the north Lomont drain that is in a filter strip program

**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**.




**35± acres**
**Offered in 2 Tracts**

**SELLER:** Susan B. Hartmann
**AUCTION MANAGERS:**
Mike Roy • 260.437.5428
& Jared Sipe • 260.750.1553

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