

60.23± acres

Offered in 6 Tracts

- 72'x96' Horse Barn
- 3,288 sq ft Home and Outbuildings
- Easy Road Access to All Tracts
- Farming Rights in 2027
- Excellent Potential Build Sites
- Excellent Producing Hay Field
- Horse Racetrack

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Beautiful DeKalb County, Indiana FARM AUCTION

Thursday, December 10 • 6:00PM EST

held at Spencerville Community Club • Online Bidding Available



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Auction Location: **Spencerville Community Club**
5629 CR 68, Spencerville, IN, 46788

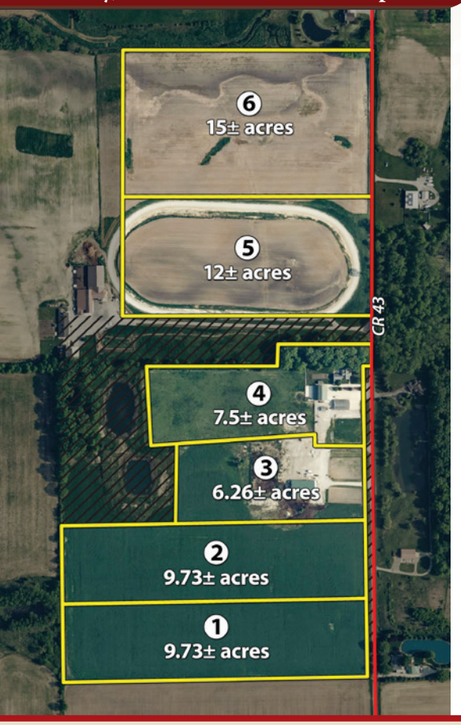
Directions to Property: For Tracts 1-2: Take CR 68 west of Spencerville for 3 miles and arrive at CR 43. Turn right and head north for 1.5 miles and the property is located on the west side of the road.
Tract 4 Home Address: **6308 CR 43, Auburn, IN, 46706**

This property provides something for everyone! Premium alfalfa fields, row crop acreage, a racetrack, a beautiful home with outbuildings, and a new 72' x 96' horse barn with stalls make this a truly diverse offering. The home provides 3,288 sq ft of living space across two stories. Built in 2002 with 3 bedrooms, 3 bathrooms, and a second full kitchen on the main floor, this home has everything a large family could enjoy. Outside, a large two-story barn features water access and 5 horse stalls, along with a 48'x60' shop with an office and solar panels providing power for the house and shop. The backyard creates a beautiful and relaxing environment shaded by mature trees with plenty of space for a garden.

Separate from the main homestead is a large 72' x 96' horse barn built in 2022, featuring 21 horse stalls with rubber mats, a wash stall, and an office space with power. The barn receives water from the main well. Several small paddocks line the road frontage, with expansive pasture space stretching behind the barns. The hay ground has been maintained and cultivated for many years, producing a premium grass-alfalfa blend. Driveway access and soil tests have been completed, making these tracts excellent potential build sites as well.

On the north end of the property, approximately 27 acres of tillable ground are currently in row crop production. Buyers will have farming rights beginning in 2027. The south end of the property features a gravel racetrack — a one-of-a-kind recreational amenity. All tracts carry excellent road frontage along CR 43 and are ready for you to create your dream property. Do not miss your chance to own a piece of this diverse offering in southern DeKalb County!

Inspection Dates:
Saturday, November 21 • 10:00 am-Noon
Monday, November 30 • 4:00-6:00 pm



TRACT 1: **9.73± acres** of 100% tillable farmland currently in hay production. Soils are a Blount loam and Pewamo silty clay mix. Driveway access and soil tests have been done on the tract and would make a great potential build site. Don't look over the deer hunting potential on this one, giant whitetail have been harvested feeding on green alfalfa in November!

TRACT 2: **9.73± acres** of 100% tillable farmland currently in hay production. Soils are a Blount loam and Pewamo silty clay mix. Driveway access and soil tests have been done on the tract and would make a great potential build site. Don't look over the deer hunting potential on this one, giant whitetail have been harvested feeding on green alfalfa in November! Consider combining with Tract 1 for more acreage.

TRACT 3: **6.26± acres** with a 72' x 96' horse barn with 21 stalls, wash area, hay storage, and an office with power. Building was built in 2022 with no cost spared, overhead doors on each side, and power provided from solar panels. Tract has a pasture that expands off the back of the barn and 2 small paddocks along the road. Large stone driveway across the property with space for a potential home site. New buyers will need to install a new well if sold separate from Tract 4.

TRACT 4: **7.5± acres** with a 3,288 sq ft, 3 bedroom, 3 bath home built in 2002, two-story barn with 5 horse stalls, and a 48' x 60' business shop with office space and solar panels on roof. Beautiful concrete driveway decorated with landscaping and pasture off the back of the barn. Tract also has a small paddock along the road.

TRACT 5: **12± acres** of tillable land with a ½ mile gravel racetrack around the border of the tract. Soils are a Blount loam and Pewamo silty clay mix. Farming rights in 2027.

TRACT 6: **15± acres** of tillable land, soils ranging in Blount loam, Morley silty clay, and Pewamo silty clay. Rolling topography and road frontage along CR 43.

















AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 60.23± acres. There will be open bidding on each individual tract, as well as combination of tracts.

DOWN PAYMENT: 10% down payment on the day of the 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, and 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 representation of the Sellers' acceptance or rejection.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession is at closing.

FARMING RIGHTS: Buyer will have 2027 farming rights.

REAL ESTATE TAXES: Seller will be responsible for all 2026 real estate taxes due in 2027.

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.

BUILDING SITES: For purpose of building sites, it is the buyer's responsibility to check with the DeKalb County Planning Commission and Health Departments.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.

Owner: **Anna Mae Wickey & Ervin Wickey**

Auction Manager:
Daniel Days • 260.233.1401

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Real Estate and Auction Company, Inc.
PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606
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Auction Manager:
Daniel Days • 260.233.1401
Daniel James Days • Real Estate Broker #RB22000867

DECEMBER

Sun	Mon	Tue	Wed	THU	Fri	Sat
		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	31		

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 Company.

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