TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 tracts, any combination of tracts, & as a total unit. Except that Tract 4 is a Swing Tract & can only be bid on by an adjacent land owner or in combination with Tract 5. There will be open bidding on all tracts & combinations, subject to Swing Tract rules, 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 with 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 January 8, 2027. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession on day of closing immediately following the closing.

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.**

Held at Harlan Christian Community Center
12616 Spencerville Rd, Harlan, IN 46743

Saturday, December 12 at 10:30am

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

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NORTHEAST ALLEN COUNTY LAND AUCTION

• Tillable Land • Barn • 5 Miles Northeast of Harlan, IN

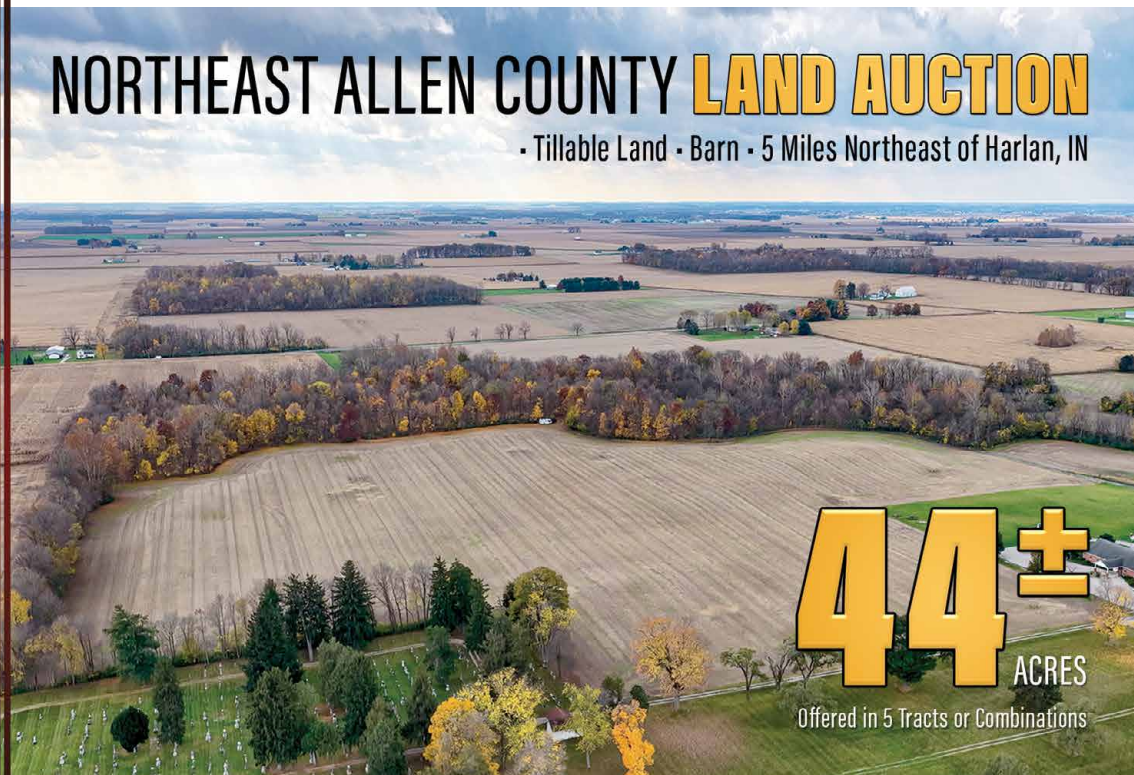
44± ACRES

Offered in 5 Tracts or Combinations

Schrader Real Estate & Auction of Fort Wayne, LLC
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NORTHEAST ALLEN COUNTY LAND AUCTION

• Tillable Land • Barn • 5 Miles Northeast of Harlan, IN



Held at Harlan Christian Community Center
12616 Spencerville Rd, Harlan, IN 46743

Saturday, December 12 at 10:30am













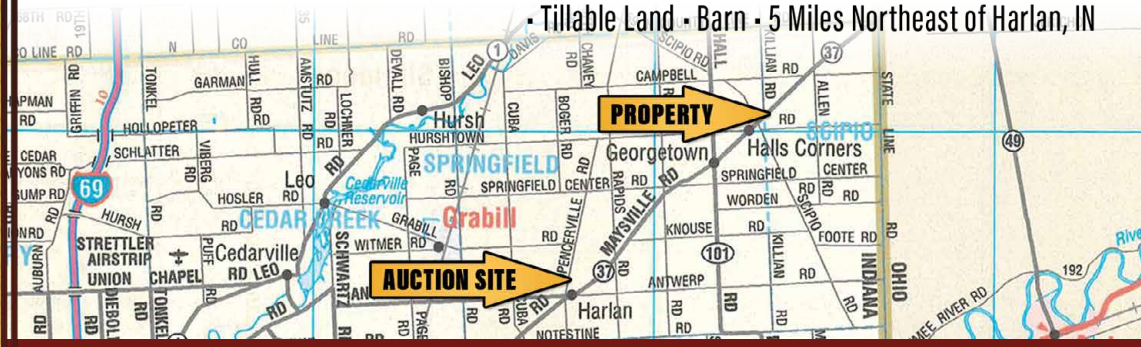
SELLER: Ron And Lucy Smith
AUCTION MANAGER: Jerry Ehle • 260.410.1996

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NORTHEAST ALLEN COUNTY LAND AUCTION

• Tillable Land • Barn • 5 Miles Northeast of Harlan, IN



AUCTION LOCATION: Harlan Christian Community Center, 12616 Spencerville Rd, Harlan, IN 46743
PROPERTY LOCATION: 23320 SR 37, Harlan, IN 46743 • Located Adjacent to North Scipio Christian Church

TRACT 1 - 40 X 65 POLE BARN ON 1± ACRE: This tract is its own tax parcel currently. The barn is gravel floor inside. A great storage barn for anyone in the area!! It could be combined with Tract 2 for additional road frontage and storage barn for Tract 2.
TRACT 2 - 11± ACRES, MOSTLY TILLABLE LAND: This tract has 20 feet of road frontage on the south side of the Tract 1 drive and there is approximately 30 feet of road frontage on the north side of the adjacent property. This tract has some rolling contour and lends itself to a gorgeous potential building site with higher elevation views. The soils are a combination of Haskins loam, Belmore loam, Oshtemo sandy loam, and Blount loam.
TRACT 3 - 2.5± ACRES, MOSTLY TILLABLE WITH CREEK BOTTOM: This tract has over 200 feet of road frontage. It is a low parcel with a potential for a building site with pond. The southwest boundary is the Jackson ditch. The soils are all Shoals silty clay loam.
TRACT 4 - 9± ACRES SWING TRACT: This tract can only be bid on by an adjacent landowner or in combination with Tract 4. The contour is mostly level. The soils are primarily Belmore loam.
TRACT 5 - 20.5± ACRES: This tract is mostly all tillable with access via an easement off the existing drive. The contours also are rolling up to a crest in the center of this tract. Again, it would be a high overlook for a potential building site. The soils are mostly Blount loam towards the south with Belmore loam and Fox loam towards the road.

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 - MEET A SCHRADER REPRESENTATIVE AT THE BARN ON TRACT 1:
Wed, November 25 • 3-5pm.
Call Auction Manager with Any Questions (260.410.1996)



44± ACRES
Offered in 5 Tracts or Combinations