Exceptional LAND AUCTION

DeKalb County, Indiana

- Home & Multiple Barns
- Productive Tillable Land
- Excellent Woods For Hunting
- Potential Building Sites



151.2± acres

Offered in 9 Tracts
from 1± to 33± acres

SCHRADER
THE ORIGINAL MULTI-TRACT AUCTIONS

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Thursday, December 17 • 6:00pm

held at Spencerville Community Center • Online Bidding Available

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Exceptional LAND AUCTION

DeKalb County, Indiana
7073 County Road 46, Butler, IN 46721

151.2± acres
Offered in 9 Tracts

Thursday, December 17 • 6:00pm
held at Spencerville Community Center, 5629 Co Rd 68 Spencerville, IN 46788 • Online Bidding Available

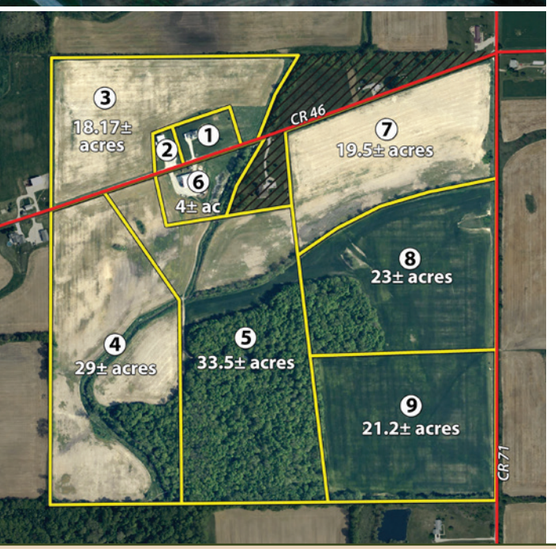
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TRACT 1: 2 ± Acres – Located at **7073 CR 46, Butler, IN 46721**. This tract features a 1.5 story home on a walk-out basement. This home was originally an old farmhouse that was completely refurbished and renovated in 2009 including the walk-out basement. The home features over 2,300 sq. ft. above grade and a full walk-out basement with over 1,200 finished square feet. The basement is an open concept with a full kitchen and center island. The home features 4 bedrooms, 3 full bathrooms, and 1 half bathroom. The kitchen features custom Dutch made cabinetry, center island, and an abundance of cabinet and storage space. The family room has a vaulted ceiling. Main floor master bedroom with master bathroom featuring an all-tile walk-in shower. The home has Geothermal heating and air, (2) 50-gallon water heaters, pex plumbing, and a sump pump. The exterior features a covered front porch, metal and asphalt shingle roof, vinyl siding, and 2 car attached garage. The home has a private well and septic. Room sizes: family room 16' x 17', den 8' x 13', master bedroom 14' x 16', kitchen 15' x 17', laundry room 8' x 11', upstairs 1st bedroom 14' x 17', upstairs 2nd bedroom 13' x 17', upstairs 3rd bedroom 7' x 15'.

TRACT 2: 0.83± Acre – Featuring 2 outbuildings. 40x74 pole barn, metal roof and siding, electrical, and concrete floor. 30x64 outbuilding, metal roof and siding, concrete floor, electrical, and 2 overhead doors. Excellent road frontage and access along CR 46.

TRACT 3: 18.17± Acres – This mostly tillable tract sits on the north side of CR 46. This would make a great building site with excellent road frontage. This could be combined with the home and barns to make for a great parcel to call home. The soil types on this tract are made up of Blount loam and Glynwood loam. The land has a slight roll with a drainage ditch to the east.

TRACT 4: 29± Acres – This tract is composed of mostly tillable land with approx. 6± acres of woods on the SE corner. The Juliette Smith drain makes for an excellent habitat for hunting and nice views. This piece has the potential to become something special. The soil types are composed of Rensselaer loam, Rawson sandy loam, and Wallkill silt loam.

TRACT 5: 33.5± Acres – This tract has one of everything. The crown jewel that makes this tract special is the 20± acres of woods with the 8ft trail system that makes getting around an ease. There is a mix of soft and hardwoods that make for a nice and lush deer habitat. To complement the woodlands, there are 11± acres of tillable ground that could be used for building sites or food plots. The J.M. Harmony and Juliette Smith drainage ditches running towards the north end of the property make for excellent deer habitat. There is a culvert over the ditches that stays on this land and makes for a nice road to get back to the woods.

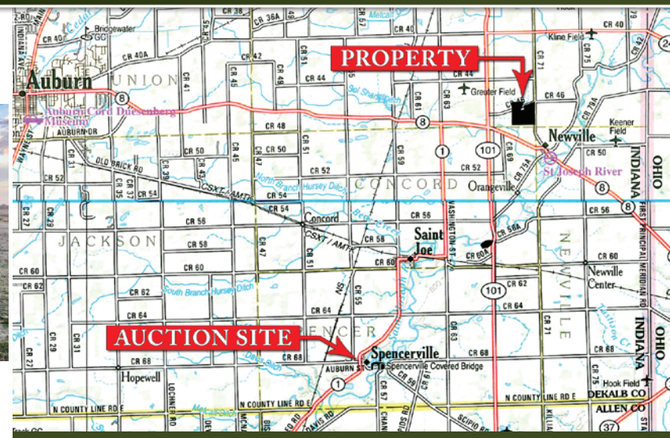
TRACT 6: 4± Acres – Featuring a bank barn and attached lean-tos with a total dimension of 72' x 82'. The buildings feature metal roof and siding, concrete floors, electrical, and 3 overhead doors. These buildings have been well maintained and are in excellent condition with many updates including concrete, roof, and siding. Excellent road frontage and access along CR 46.

TRACT 7: 19.5± Acres – With road frontage on both CR 46 & CR 71, this makes for a great building lot to call home. This is currently being used as ag row crop and can continue to be productive tillable land.

TRACT 8: 23± Acres – This tract offers rolling tillable land up front off CR 71. There is approx. 4.5± acres of woods in the back SW corner of this tract. This tract has a campground setting at the edge of the west side.

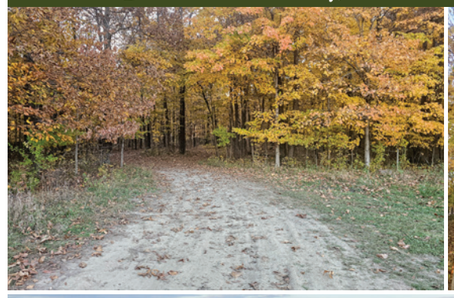
TRACT 9: 21.2± Acres – This mostly tillable tract has a roll to it. Makes for a great farming tract or perfect place to build a homestead. Soils are Blount loam, Glynwood loam, and Pewamo silty clay.

Combine Tracts 8 & 9 to have everything south of the ditch on CR 71. This would make a great building site with woods and rolling sites.



Inspection Dates

Saturday, December 5 • Noon - 2:00 pm
Tuesday, December 8 • 3:00 - 5:00 pm
Thursday, December 10 • 3:00 - 5:00 pm







Auction Terms & Conditions:

PROCEDURE: The property will be offered in NINE (9) individual tracts, any combination of tracts and as a total 151.2± acres. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and 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, 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 Sellers' acceptance or rejection. The terms of this agreement and 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 20th, 2027.

POSSESSION: Buyer(s) shall receive possession at closing. Farming rights belong to the tenant farmer for 2026; seller will receive payment for the cash rent for the 2026 season.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

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

PROPERTY INSPECTION: 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.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and 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 and 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 and 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 and Auction of Fort Wayne, LLC 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 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: The Graber Family

AUCTION MANAGERS:
Justin Griffin • 260-223-5861
Jared Sipe • 260-750-1553

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Jared Steven Sipe #RB14025024, #AU10700099

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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