

SCHRAADER
Real Estate and Auction Company, Inc.

ACRES IN 4 TRACTS

Productive Farmland with Development Potential, Woods and Home near Fort Wayne

WHITLEY COUNTY, IN • JEFFERSON TWP. 3¹/₂ miles West of Fort Wayne • 9¹/₂ miles North of Roanoke • 12¹/₂ miles Southeast Columbia City

At Eagles Nest Event Center in Columbia City, Indiana.

Auction
REAL ESTATE
THURSDAY, JULY 27TH @ 6PM

WHITLEY COUNTY, IN • JEFFERSON TWP.

THURSDAY,
JULY 27TH

@ 6 PM

78[±]
ACRES
IN 4 TRACTS

REAL ESTATE Auction

At Eagles Nest Event Center in Columbia City, Indiana.

- Nearby Sewer
- 3 Bed 1 Bath Country Home
- Potential building sites or development
- Great location just west of the Whitley/Allen County line

Productive Farmland with
Development Potential, Woods
and Home near Fort Wayne

**ONLINE BIDDING
AVAILABLE**

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www.Schraderauction.com

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950 North Liberty Dr.
Columbia City, IN 46725

CORPORATE HEADQUARTERS



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ACRES IN 4 TRACTS




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REAL ESTATE Auction

THURSDAY, JULY 27TH @ 6PM

WHITLEY COUNTY, IN • JEFFERSON TWP. **78[±] ACRES** IN 4 TRACTS

 **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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Inspection Dates:
Thursday June 29th from 4-6pm
Tuesday July 18th from 4-6pm
Meet a Schrader Representative at the home on Tract 3 for more auction information

Tract Descriptions

Tract 1: 23[±] acres productive tillable farmland with potential building site(s) and development possibilities. Blount and Pewamo soils with great drainage outlets! Approximately 575' of road frontage on SR 14 directly across from the entrance to Legacy Preserve Subdivision. Take a look at this wonderful setting.

Tract 2: 21[±] acres productive tillable farmland with development potential. Blount and Pewamo soils and drainage to the ditch on the south end. This tract has approximately 350' of road frontage on SR 14. Imagine the possibilities!

Tract 3: 3[±] acres including the 3 Bedroom, 1 Bathroom 1,600[±] sq. ft. country home with 12' x 20' detached garage. A very nice country setting, just minutes from Fort Wayne! Whitley County Schools. Address: 7420 E State Rd 14, Columbia City, IN 46725

Tract 4: 31[±] acre "swing" tract including 24[±] acres of productive tillable land and 6.5[±] acres of woods. Great combination of income producing land and woods for hunting! This "swing" tract must be purchased by an adjoining landowner providing access or combined with adjoining tracts in the auction providing road access.



In the Schrader method of auction you can bid on any tract, combination of tracts, or the entire property. Imagine the possibilities this property offers with great access to new development along SR 14 near the Whitley & Allen County line! Just minutes from shopping, restaurants, parks and recreation.

Owners: David L. & Karen L. Swineheart

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PRODUCTIVE FARMLAND WITH DEVELOPMENT POTENTIAL, WOODS AND HOME NEAR FORT WAYNE

- 3 Bed 1 Bath Country Home
- Potential building sites or development
- Great location just west of the Whitley/Allen County line
- 3[±] miles West of Fort Wayne
- 9[±] miles North of Roanoke
- 12[±] miles Southeast Columbia City



Auction Location: At Eagles Nest Event Center in Columbia City, Indiana. From the intersection of SR 205 and US 30, on the east side of Columbia City, travel north-east on SR 205 ¼ mile to South Eagle Glen Trail. Turn right and travel 0.4 miles to auction site on the left.

S. R. 14 Frontage



Good Access to Drainage



Property Location: From Intersection of SR 14 and the Whitley/Allen County Line Road, travel west on SR 14 approximately ½ mile to the property on the left (south) side of the road. The property is located across the road from Legacy Preserve subdivision. 7420 E State Rd 14, Columbia City, IN 46725

3 Bedroom Home



AUCTION TERMS AND PROCEDURES

PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 78-acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of 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 Sellers' acceptance or rejection.
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 purchase price is due at closing, which will take place on approx. August 28th, 2017. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing, subject to farm tenants' rights to harvest 2017 crop.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in May 2019 and thereafter.

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.

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.

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. 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.

Productive Tillable Land