

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

7009 N. River Road
Fort Wayne, IN 46815

AUCTION MANAGER: Jerry Ehle
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#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

AUGUST 2016

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			

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ed to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty, EASEMENTS. All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids of the property, or any part thereof, and in no event shall constitute an offer to purchase any person from bidding if there is any question as to the persons 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.**

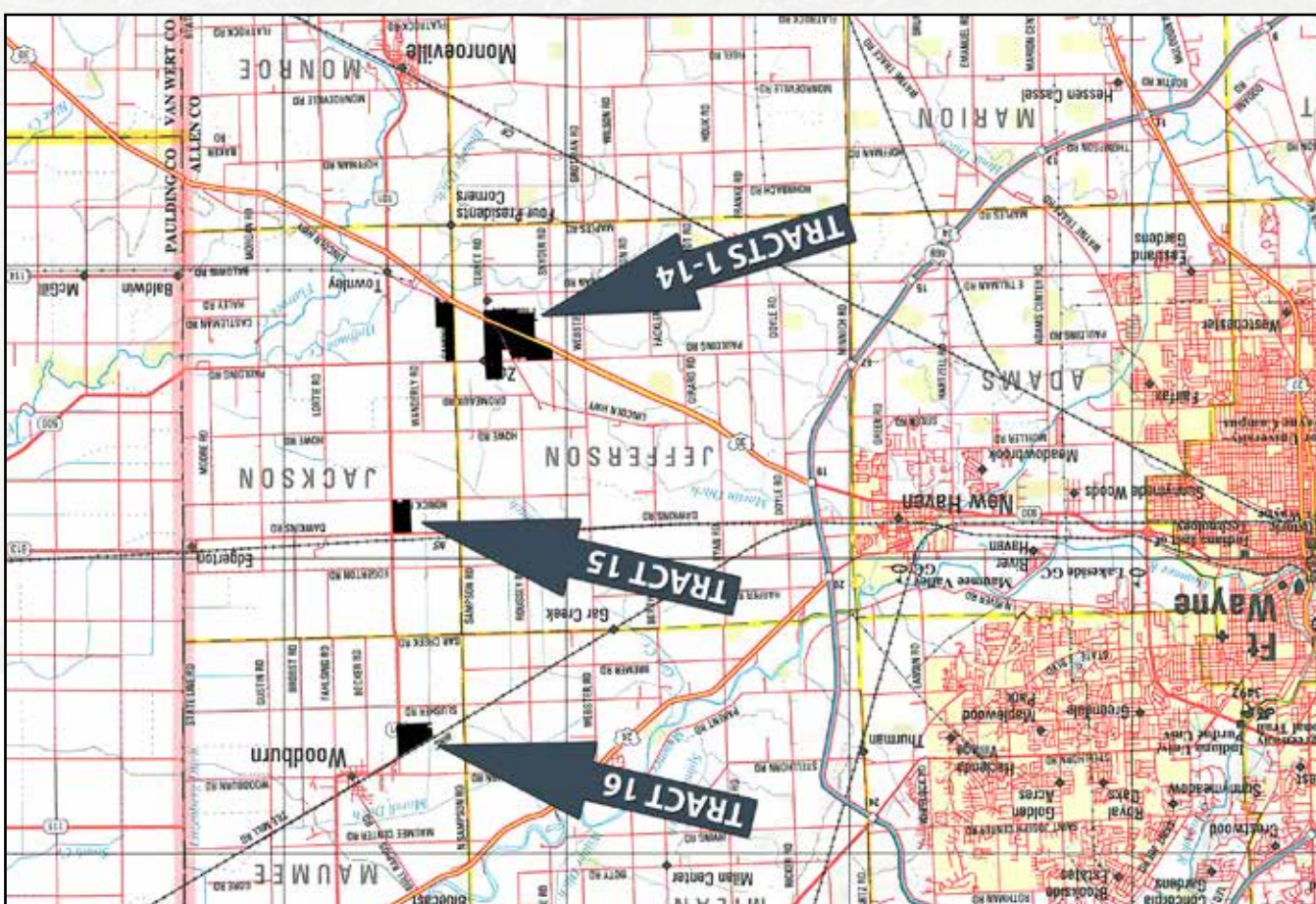
PROPERTY LOCATIONS:

TRACTS 1-9: Jefferson Township, Sections 24, 25, and 26. Proximity of 18758 Old U.S. 30, Monroeville, IN - Located on both sides of U.S. 30 East and between Snyder and Terner Rds.

TRACTS 10-14: Jefferson Township, Section 24 and Jackson Township, Section 30 - Located east of Tracts 1-9 and along Sampson and Raubing Rds.

TRACT 15: Jackson Township, Section 7, Located at the SW corner of Dawkins Rd. & S.R. 101, south of Woodburn.

TRACT 16: Maumee Township, Section 30 - Located on the west side of S.R. 101 just south edge of Woodburn.



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 16 individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of Cash or cashier's check or a personal or corporate check immediately negotiable. *Your bidding is not conditional upon approval of financing, so be sure you have arranged financing if needed, and are capable of paying cash at closing.*

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an agreement to purchase Real Estate and Adjudgment. The terms of this agreement and addendum are non-negotiable. All final bid prices are subject to the Seller's acceptance or rejection. **DEED:** Seller shall provide a Warranty deed and Owner's Title Insurance Policy. Real Estate sold subject to all rights of way, legal highways, leases, and easements of public road and utilities.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before November 15, 2016. The cost for an insured closing will be shared 50/50 between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

POSSESSION: Possession of farm land is at closing, subject to Tenant Farmers 2016 crop. Seller to receive the Owner's share of 2016 crop. **REAL ESTATE TAXES:** Seller shall pay all 2016 Real Estate taxes due in 2017. Buyer(s) shall pay all thereafter.

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

ACREAGE: All tract acreage, 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 division. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: Seller shall provide a Warranty deed and Owner's Title Insurance Policy. Real Estate sold subject to all rights of way, legal highways, leases, and easements of public road and utilities.

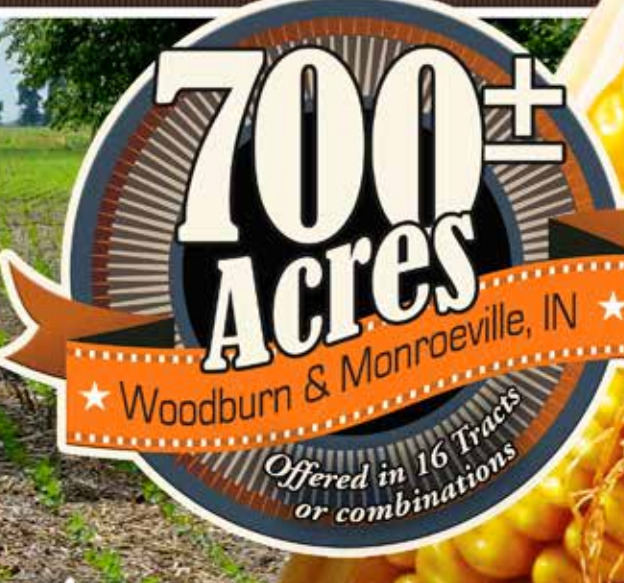
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

TUESDAY, AUGUST 16 • 6 PM
Auction held at the Orchid Events & Catering, New Haven

- Highly Productive Tillable Soils
- Road Frontage

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Major Allen County LAND AUCTION

Jeanne Kelly Farms and the Estate of Jeanne Kelly



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- Highly Productive Tillable Soils
- Road Frontage



ONLINE BIDDING AVAILABLE

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Jeanne Kelly Farms
and the Estate
of Jeanne
Kelly

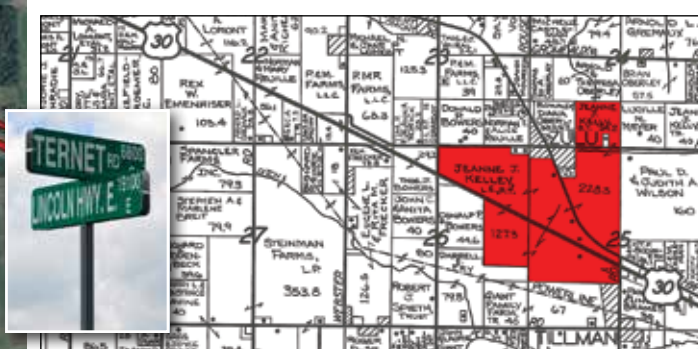
Major Allen County LAND AUCTION

TUESDAY, AUGUST 16 • 6:00 PM



AUCTION HELD AT: **The Orchid Events & Catering, 11508 Lincoln Highway East (Dawkins Rd.), New Haven, IN** (across from Home Lumber)

PREVIEW DATES:
Thursday, July 21, 5 - 7 PM
and Saturday, July 30,
10 AM - 12 NOON
Meet a Schrader representative
at Tracts 5 & 6
along Lincoln Hwy.



TRACT 1: 31± ACRES, all tillable with mostly Nappanee silt loam soils. This tract lies north of U.S. Hwy. 30 and has over 500' of frontage along Snyder Rd., over 1300' of frontage along Paulding Rd.

TRACT 2: 49± ACRES, all tillable with about half being Hoytville, silty clay loam and half being Haskins loam. This tract lies adjacent to the east of Tract 1. There is approximately 700' of frontage off of Paulding Rd.

TRACT 3: 37± ACRES, all tillable with a mix of Rensselaer silty clam loam and some Blount silt loam to the north. This tract lies adjacent to the east of Tract 3. It has two access

areas off of Lincoln Hwy. One is approximately 500' of frontage and the second is approximately 700' of frontage.

Combine Tracts 1 - 3 for a total of 117± acres.

TRACT 4: 39± ACRES, all tillable with mostly Hoytville silty clay and some pockets of Nappanee silt loam. This tract has approximately 1200' of frontage along Paulding Rd.

TRACT 5: 45± ACRES, all tillable with Hoytville silty clay and some Nappanee silt clay loams. There is approximately 1300 ft. of road frontage along Paulding Rd. and 450' of frontage along Lincoln Highway.

TRACT 6: 44± ACRES, all tillable with mostly all Hoytville silty clay loam soils. This tract has approximately 2500' of road frontage along Lincoln Highway. A small 1.5 acres of land on the opposite side of Lincoln Highway is part of this Tract.

Combine Tracts 5 & 6 for nearly 88 acres of highly productive tillable soils.

TRACT 7: 51± ACRES, mostly all tillable except for a 4 acre parcel of woods in the southeast corner of the tract. The soils on this tract are Rensselaer silty clay loam and partly Blount silt loam. This tract lies adjacent to U.S. 30 on the south and has

access via an easement off of U.S. 30.

TRACT 8: 42± ACRES, approximately 32 tillable acres with approximately 10 acres of woods on the southwest corner. This Tract lies adjacent to U.S. 30 and has access via an easement off of U.S. 30.

TRACT 9: 21± ACRES, mostly all tillable with a utility easement running across the property from north to south. There is approximately 250' of road frontage along Ternet Rd.

Combine Tracts 7 - 9 for approximately 114 acres of highly productive soils.



TRACT 10: 40± ACRES, all tillable with mostly Hoytville silty clay and pockets of Nappanee silt loam. This Tract is at the Northwest corner of Paulding and Sampson Rds. It has 1320' of frontage along both Paulding and Sampson Rds.

TRACT 11: 40.5± ACRES, all tillable with almost all being Hoytville silty clay and a small area of Nappanee silt loam. This tract lies on the Southeast corner of Paulding and Sampson Rds. There is 660' of frontage along Paulding Rd. and 2640' of frontage along Sampson Rd.

TRACT 12: 40.5± ACRES, all tillable with mostly all being Hoytville silty clay and a few pockets of Nappanee silt loam. This tract is located at the northwest corner of Sampson Rd. and Old U.S. 30. Over 1600' of frontage along Sampson Rd. and over 600' of frontage along Old U.S. 30.

TRACT 13: 18± ACRES, this tract has approximately 11.5 acres of woods, the balance is tillable acres. The tillable acres are all Hoytville silty clay as well as most of the woods.

There is approximately 260' of road frontage along Old U.S. 30.

Combine Tracts 11-13 for a total of nearly 100 of highly productive soils.

TRACT 14: 21± ACRES, all tillable with the majority of it being Hoytville silty clay with some Blount silt loam. This tract is located south of U.S. 30 at the intersection of U.S. 30 and Sampson Rd. There is approximately 200' of road access off of Sampson Rd.



TRACT 15: 82.5± ACRES, all tillable with the soils predominantly Hoytville silty clay and a couple of areas of Haskins loam. This tract is located at the southwest corner of S.R. 101 and Dawkins Rd., south of Woodburn.

Over 1400' of roadway along Dawkins Rd. and over 2600' along S.R. 101 plus over 900' along Rorick Rd.

TRACT 16: 102± ACRES, all tillable with almost all soils being Hoytville silty clay and a couple of areas of Nappanee silty clay loam. This tract is located along S.R. 101 just on the south edge of Woodburn. There is over 2,000' of road frontage along S.R. 101.

SOIL TYPES	
CODE	SOIL NAME
HtA	Hoytville silty clay
HcA	Hoytville silty clay loam
Np	Nappanee silty clay loam
HaA	Haskins loam
Rs	Rensselaer silty clay loam
BgmA	Blount silt loam
BhB	Blount silt loam
Na	Nappanee silt loam
MEa	Martinsville silt loam
BhA	Blount silt loam
HpA	Whitaker silt loam

OWNERS:
JEANNE KELLY FARMS
AND THE ESTATE OF
JEANNE KELLY

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 - 800-451-2709.

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