

TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 18± 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. The property will be bid in a manner resulting in the highest total sale price.

BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 1.5% of the bid amount.

DOWN PAYMENT: 10% down payment at close 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 arrange financing, if needed, and can pay 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.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 45 days after auction. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

EVIDENCE OF TITLE: Owner's title insurance will be furnished at Seller's expense. Preliminary title insurance schedules will be available for review prior to the auction.

REAL ESTATE TAXES: Seller shall pay all 2024 taxes due in 2025 and the 2025 taxes due in 2026 will be pro-rated to the date of closing.

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 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. The 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.

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

TRACT 2 DRIVEWAY: Will require a new driveway to be installed. Auction manager has communicated with the Dekalb County Highway Department, but it is the buyers responsibility to confirm any future driveway location.

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. The 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 prevent 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.

NEW INFORMATION, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information.



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709

AUCTION MANAGER:
STEPHANIE SWINEHART
260-433-8117

AC63001504, AU12200037

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JUNE 2025						
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					

18[±] Acres AUCTION

OFFERED IN 2 TRACTS

Real Estate

DEKALB COUNTY, IN



DEKALB COUNTY, IN

- House
- Building Site
- Pond

Monday, June 16th • 6pm



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1.5% Buyer's
Premium

18[±] Acres AUCTION

OFFERED IN 2 TRACTS

Real Estate



DEKALB COUNTY, IN

18[±] Acres

OFFERED IN 2 TRACTS

Real Estate AUCTION

Monday, June 16th • 6pm

PROPERTY LOCATION: 1808 County Road 18, Waterloo, IN 46793
AUCTION LOCATION: Fairfield Township Community Center, 1311 CR 12, Corunna, IN 46730

This offering presents a rare opportunity to own a beautiful two-story, 4-bedroom country home set on 11± acres, along with a scenic 7± acre parcel of vacant land. The residence features 3 full and 1 half baths and approximately 2,376 sq ft of living space. Highlights include vaulted ceilings, hardwood floors, a cozy wood-burning stove, and an updated kitchen with granite countertops and stainless-steel appliances. The spacious primary suite offers a walk-in closet and a private bath.

One of the most exceptional features of this home is its abundance of outdoor living spaces, thoughtfully designed to enjoy the surrounding natural beauty. These include a large covered front porch, a generous south-facing deck ideal for entertaining or quiet relaxation, and a screened-in porch with vinyl windows for three-season enjoyment.

Additional amenities include a finished walkout basement with workshop space, a two-car garage, a large porch, and a landscaped yard, all set in a peaceful rural setting just minutes from town. The additional 7± acre parcel offers a picturesque mix of open land and brush, with a serene pond and gravel road frontage—providing endless possibilities for a future home site, recreation, or investment.

Both tracts will be offered at auction, either separately or together, allowing you the flexibility to purchase individually or as a combined 18± acre property. Don't miss this unique chance to invest in quality country living.

TRACT DESCRIPTIONS:

TRACT 1: AN EXCEPTIONAL TWO-STORY COUNTRY HOME SET ON 11± ACRES with mature trees and open views. Offering 2,376 sq ft of living space, this 4-bedroom, 3 full and 1 half-baths residence blends classic charm with modern updates. The home features a large porch, vaulted ceilings, a cozy wood-burning stove, hardwood flooring, and an updated kitchen with granite countertops and stainless-steel appliances. The spacious primary suite offers a walk-in closet and private bath. A finished walkout basement provides additional living space along with a dedicated workshop. Completing the property are a two-car garage and a beautifully landscaped yard. This peaceful setting offers the best of country living while remaining conveniently close to town.



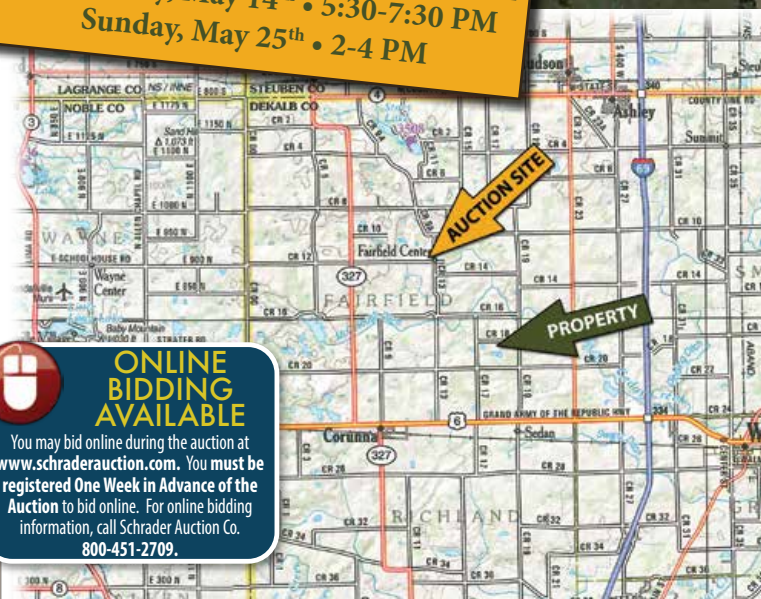
a quiet gravel road and convenient access to nearby amenities.

SELLER: Laurie Griffin

AUCTION MANAGER: Stephanie Swinehart, 260-433-8117



OPEN HOUSE/INSPECTION DATES:
Wednesday, May 14th • 5:30-7:30 PM
Sunday, May 25th • 2-4 PM



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.



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