

TERMS & CONDITIONS

PROCEDURE: This property will be offered in two tracts & the combination of the two tracts. Bidding will be permitted on the individual tracts & combination of the two tracts. There will be open bidding until the close of the auction.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & 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 & Addendum. Seller reserves the right to reject any & all bids. The terms of this agreement & addendum are non-negotiable.

DEED: Seller shall provide a Personal Representative's deed.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance Policy in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing. The target date for closing shall be on or before October 31, 2025. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: DAY OF CLOSING.

REAL ESTATE TAXES: The Seller shall pay the 2025 Real Estate taxes due in 2026 & the Buyer(s) shall pay all thereafter.

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be provided prior to the auction. Any need for any other survey will be determined solely by the Seller. The cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.

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, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. Tract

acreage has been estimated based on tax parcel legal description. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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.**

Corporate Headquarters:

950 N Liberty Dr, PO Box 508
Columbia City, IN 46725
#LC20700176, #AC63001504

79[±]
acres

Offered in
2 Tracts

AUCTION MANAGER:

Jerry Ehle • 260.410.1996

#AU19300123, #RB14044208



ONLINE BIDDING AVAILABLE



260.749.0445 • 866.340.0445

www.SchraderFortWayne.com

www.SchraderAuction.com



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WOODBURN QUALITY FARMLAND AUCTION

Productive, Well Tiled, Tillable Land

Tuesday, September 30 • 6pm | Woodburn, IN

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WOODBURN QUALITY FARMLAND AUCTION

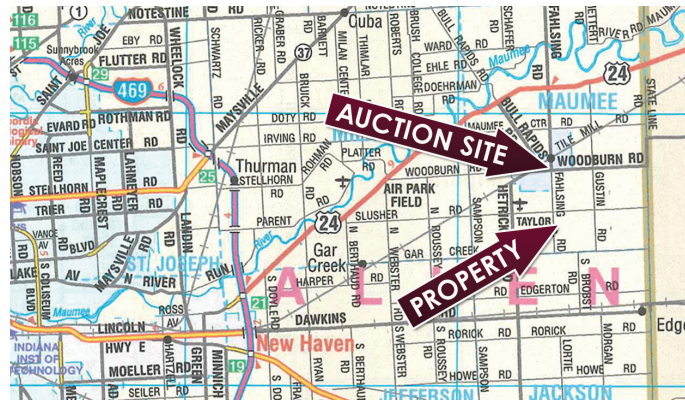
Productive, Well Tiled, Tillable Land

INSPECTION DATE: Mon, Sep. 15 • 5-7pm

This farm has been a very high yield producing farm! The soils are all Hoytville Silty Clay. The farm has been tiled with 40' spacing with regular outlets to the open drain to the east. Tile map available. This farm would be a highly valuable addition to any farm portfolio!

TRACT 1 - 39[±] ACRES: There is over 1,000' of level road frontage along Fahlsing Road. The contour is very level with a slight rise in elevation to the west & slopes slightly to the east toward the open drain on Tract 2.

TRACT 2 - 40[±] ACRES: There is nearly a quarter mile of frontage along this tract. The entire road frontage is bordered by a large open drain. The buyer will need to install a culvert crossover for access. The contour is level with a slight slope towards the drain.



PROPERTY LOCATION:

2500 block of Fahlsing Rd. The land runs east & west between Fahlsing Rd & N Brobst Rd.

AUCTION LOCATION:

Woodburn Community Center, 22651 Main St, Woodburn, IN 46797



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.

SELLER: The Estate of Betty A. Sprunger; Kent D. Stucky, Personal Representative; David N. Baumgartner, Attorney for the Estate

AUCTION MANAGER:
Jerry Ehle • 260.410.1996



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Tuesday, September 30 • 6pm | Woodburn, IN