



104.5± acres

Offered in 6 Tracts or Combinations

Spectacular EAST ALLEN FARM AUCTION

MONDAY, OCTOBER 20 • 6:00 PM at Harlan Christian Community Center
Harlan, IN • Online Bidding Available

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THE ORIGINAL MULTI-TRACT AUCTIONS

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Tracts 3 & 6

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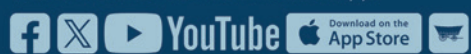
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Spectacular EAST ALLEN FARM AUCTION

MONDAY, OCTOBER 20 • 6:00 PM at Harlan Christian Community Center, Harlan, IN

Tracts 1-2



Tract 1

• One Owner Custom Built Home with Pond and Meyer Pole Building
• Scenic Building Sites
• Nearly 80 Productive Cropland Acres
• Great Hunting and Recreation Land

Tract 2

Tracts 1-4

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Spectacular EAST ALLEN FARM AUCTION

MONDAY, OCTOBER 20 • 6:00 PM
at Harlan Christian Community Center, 12616 Spencerville Rd
Harlan, IN 46743 • Online Bidding Available

104.5± acres
Offered in 6 Tracts or Combinations



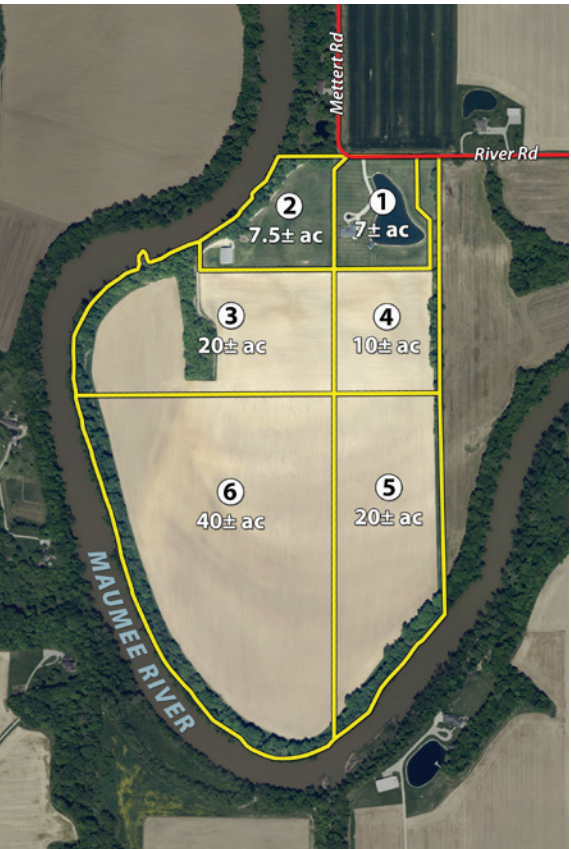
Tract 1



Tracts 2-3



Tracts 1-6



Tract 1: Custom-Built Home with Pond on 7± Acres, This one-owner partial brick home, built in 1986, offers over 4,100 sq. ft. of finished living space with 3 bedrooms, 3 full baths, and a fully finished basement—all set on 7± beautiful acres with a private pond.

Inside, the home features spacious rooms, solid 6-panel doors, 6" walls, and thoughtful updates throughout. The kitchen was updated in 2017 with counter top, backsplash and new cabinet pulls, complete with custom hickory cabinetry, laminate flooring, a large breakfast bar with built-in cooktop and down draft vent, and a walk-in pantry. There is an adjoining dining area overlooking the farm through sliding patio doors. Step outside to a Trex deck with vinyl railing or relax in the beautiful sunroom with peaceful pond views.

The main level also includes a formal dining room with bow window, a large vaulted family room with woodburning fireplace, and a private office with custom built-ins. The primary suite offers a spacious bath with garden tub, walk-in shower, and his-and-hers walk-in closets. Two additional bedrooms feature double closets, with two more full baths conveniently located nearby. The laundry room is also on the main level.

The finished basement boasts a second brick fireplace, a wet bar with back bar and shelving and plenty of room for entertaining. Additional highlights include:

- 2+ car garage with workshop area
- Geothermal heating/cooling with pond loop
- Whole-house vacuum system & Generac generator
- Circular concrete drive & landscaped yard

**Online Only
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Furniture, I U Basketball
Memorabilia, Housewares

The 1.5-acre stocked pond (approx. 18 ft. deep) is perfect for fishing and relaxing, complete with gazebo, pier, and storage shed. A white vinyl fence marks the west boundary of the property. This home combines comfort, craftsmanship, and a serene country setting—ready for its next owner.

TRACT 2: 54 x 80 Meyer Pole Building and 7.5± Acres, This tract offers a spectacular potential building site. The access will be via a 25' Roadway Easement approved through the Allen County Planning Commission. The drive will be owned by the buyer of Tract 2. The drive would also be subject to a 25' ingress / egress common easement only for purposes of agricultural use and hunting and recreation on Tracts 3-6.

The Meyer building has gravel floor and large double sliding doors on each end and a small service sliding door on one side.

This tract is level and overlooks the large scenic river bottom. The soils on this tract are mostly Whitaker silt loam. There would be approximately 700 feet of river frontage along this tract.

Combine with Tract 1 to complete the over 14 acre top side mini farm!
Combine with Tract 3 for additional 20+ acres.

INSPECTION DATES:

Meet a Schrader Representative at the home on the following dates:

Saturday, September 27 • 10am–2pm

Sunday, September 28 • 2–4pm

Tuesday, October 7 • 4–7pm

Walkover inspections permitted **ONLY WITH PERMISSION!**
Call Auction Manager: Jerry Ehle, 260.410.1996 for approval.

TRACT 3: 20± Acres, If not combined with Tract 2, this tract will be accessed via the common ingress/egress easement and would not be approved as a building site. If combined with Tract 2, then this could be a potential building site.

This tract offers some of the best hunting on the entire property as the ravine creates a natural wildlife passage. There is also a good stand of walnuts in this area. The soils are mostly Genesee loam and Genesee fine sandy loam making for quality productive tillable land. There would be nearly 1000 feet of river frontage along this tract.

TRACT 4: 10± Acres, This tract will be accessed via the 120 foot road frontage access. This offers a very scenic potential building site overlooking the entire river bottom. The soils are mostly Genesee silt loam. This tract would be subject to the 25 foot common ingress / egress to Tract 5.

Combine with Tract 1 to complete a 17± acre mini farm site!

TRACT 5: 20± Acres, This tract is part of the very beautiful and productive river bottom farmland! It would be accessed via the common ingress / egress easement over Tract 4. The soils are mostly Genesee silt loam mixed with some Genesee loam and Genesee fine sandy loam at south end of the tract. A substantial stand of trees along the south end also provides for great hunting.

TRACT 6: 40± Acres, This tract is the larger part of the very beautiful and productive river bottom. The access would be via the common ingress / egress easement over the owned access of Tract 2 and 3. The soils are mostly Genesee fine sandy loam in the center with a large part of Genesee silt loam to the south. Combine with Tract 5 for nearly 60 acres of productive river bottom soils. Combine all 4 bottom tracts for nearly 90 total acres with approximately 80 acres being cropland acres. There is a substantial amount of river frontage along this tract.

PROPERTY LOCATION: 24212 River Rd, Woodburn, IN

Directions To Property: From 101 and Notestine Rd intersection, travel east 1 mile to Mettert Rd, turn south and travel south 1 mile to property.



Tracts 3-6



Tracts 1-6



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 6 tracts, any combination of tracts, and as a total 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: TRACT 1 - \$10,000 down payment on the day of auction with the balance in cash at closing. OTHER TRACTS and Combinations with Tract 1: 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 cash, 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. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before November 24, 2025. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession of Tracts 1 and 2 on day of closing, which will take place on or before November 24, 2025. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

REAL ESTATE TAXES: The Seller to pay all of 2025 taxes due in 2026. Buyer to pay all taxes thereafter.

DITCH ASSESSMENTS: Buyer 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: A new perimeter survey shall be prepared on the entirety

prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. 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.

TRACT MAP and ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Board of Health.

AGENCY: Schrader Real Estate & Auction of Fort Wayne 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 "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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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: R & DZ Farms, LLC,
Richard P. and Doris J. Zirkelbach

Auction Manager:
Jerry Ehle • 260.410.1996

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