

LAND AUCTION

ALLEN COUNTY, INDIANA

109.5± acres

*In 8 Individual Tracts
and Combinations*

*Ranging from
5± Acres to
31± Acres*

Productive Tillable Land

*Wooded and Recreational Land with an
Abundance of Wildlife & Hunting Potential*

Excellent Potential Building Sites

Excellent Road Frontage & Access Along Leesburg Rd

Public Utilities Nearby



TIMED
ONLINE ONLY
VIRTUAL
LIVE with
ONLINE

Monday, November 24 at 6:00pm

at St. Patrick's Catholic Church of Arcola, Fort Wayne, IN

SCHRADER
REAL ESTATE & AUCTION
7009 N River Rd
Fort Wayne, IN 46815
260.749.0445 • 866.340.0445

SCHRADER CORPORATE OFFICE

PO Box 508, 950 N Liberty Dr, Columbia City, IN
800.451.2709 • 260.244.7606 • SchraderAuction.com

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Auction Manager: #AU10700099

Jared Sipe • 260.750.1553

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 at 800.451.2709.

866.340.0445

SchraderFortWayne.com



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RC25-443

LAND AUCTION

ALLEN COUNTY, IN

Monday, November 24 at 6:00pm

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and Combinations*

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AUCTION TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 8 individual tracts, any combination of tracts, and the entirety. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between buyer and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

POSSESSION: Possession shall be the day of closing, with farming rights for the 2026 crop season. All income from the 2025 crop shall be retained by the seller. The 2025 crop has been harvested.

REAL ESTATE TAXES: The 2024 taxes payable in 2025 shall be paid by the seller. The 2025 payable in 2026 taxes shall be prorated to the day of closing based on the most current amount available, with the seller crediting the buyer at closing. Buyer is responsible for all taxes thereafter.

PROPERTY INSPECTION: Please contact the auction manager to arrange walk over inspections. 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: A new boundary survey is being completed by Sauer Land Surveying. If the property sells in a manner that creates new boundary lines, further survey work shall be completed after the auction. If any auction tracts are purchased in combination, the buyer shall receive a boundary survey of those auction tracts purchased in combination and not a survey of individual auction tracts purchased at the auction. Seller and successful bidders shall each pay half (50:50) of the cost of the current boundary survey and any post auction survey work. If there is more than one buyer, half of the cost of the pre and post auction survey work shall be proportioned between the buyers based on the amount of acreage purchased and difficulty to survey based on the surveyor's

opinions and recommendations. The type of survey performed shall be at the seller's option and sufficient for providing title insurance. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

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 express or implied, concerning the property is made by the seller or the auction company, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits (including driveway, septic, and building permits), and location of utilities. 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.

LAND AUCTION

Monday, November 24 at 6:00pm

Online Bidding Available

LAKE TWP,
SECTION 25,
ALLEN COUNTY,
INDIANA

109.5± acres

In 8 Individual Tracts
and Combinations

Ranging from
5± Acres to
31± Acres

TRACT 1: 6.5± acres of mostly tillable land with excellent building site potential. This tract features Blount loam, Blount silt loam, and Glynwood silt loam soils. Road frontage and access along Leesburg Rd.

TRACT 2: 6.5± acres of mostly tillable land with excellent building site potential. This tract features Blount loam and Glynwood silt loam soils. Road frontage and access along Leesburg Rd.

TRACT 3: 5± acres of mostly tillable land with excellent building site potential. This tract features Blount loam, Glynwood silt loam, and Pewamo silty clay soils. Road frontage and access along Leesburg Rd. The Kruse 10" private drain runs along the North side of this tract.

TRACT 4: 26± acres of mostly tillable land. This tract features Blount loam, Blount silt loam, Glynwood silt loam, and Pewamo silty clay soils. Road frontage and access along Leesburg Rd.

TRACT 5: 31± acres of heavily wooded recreational land with potential timber value. This tract has a 25' owned access off Leesburg Rd. If this tract sells separately, an ingress/egress easement shall be created to make it potential building site eligible per the Allen County Plan Commission. Combine with Tract 6 to own 41.5± acres of woods.

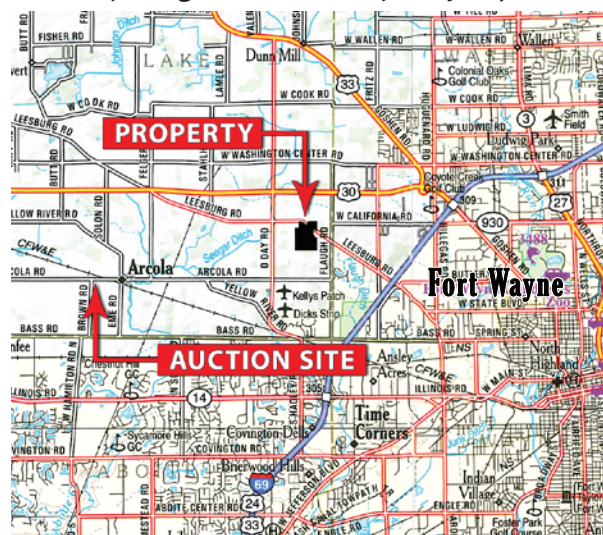
TRACT 6: 10.5± acres, Swing Tract. This tract must be purchased by an adjacent land owner or in combination with another auction tract with access off Leesburg Rd. This tract is heavily wooded with recreational use and has potential timber value. Combine with Tract 5 to have 41.5± acres of wooded land or with Tract 7 for a 28± acre executive potential building site.

TRACT 7: 17.5± acres of mostly tillable land with excellent building site potential. This tract features Blount loam, Blount silt loam, Glynwood silt loam, and Glynwood clay loam soils. Road frontage and access along Leesburg Rd.

TRACT 8: 6.5± acres of mostly tillable land with excellent building site potential. This tract features Blount loam, Blount silt loam, Glynwood silt loam, Glynwood clay loam, and Pewamo silty clay soils. Owned access along Leesburg Rd. If this tract sells separately, an ingress/egress easement shall be created to make it potential building site eligible per the Allen County Planning Commission

PROPERTY LOCATION:

Located in the 7000 block of Leesburg Rd, Fort Wayne, IN 46818 (on Leesburg Rd, just West of Flaugh Rd and East of Oday Rd)



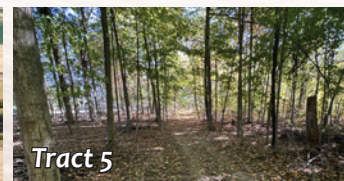
AUCTION LOCATION:

St. Patrick's Catholic Church of Arcola
12305 Arcola Rd, Fort Wayne, IN 46818

**INSPECTION: Sunday, November 9
from 2:00 - 4:00pm**

Meet a Schrader Representative on Tract 4. Please contact auction manager Jared Sipe 260-750-1553 before any walk-over inspections if you cannot attend the preview date.

AUCTIONEER'S NOTE: This property offers endless possibilities! Potential for crop production with farming rights for 2026, recreational use, and potential building sites. Regardless of your wants or needs, this property has it all, be sure to attend this auction! Please note Tracts 5 and 8 have less than 120' of road frontage required by Allen County for a building site. If these tracts sell separately, an ingress/easement shall be created to make them potential building site eligible per the Allen County Planning Commission. No soil testing has been done on any of the tracts. No guarantees are made by the seller or auction company that any tract is eligible for building permits or qualifies for any specific use or purpose. It is up to each potential bidder to conduct his or her own due diligence, inquiries, and investigations. Public utilities are nearby along Flaugh Rd, just East of the property.



Tract 5

OWNER: Mark Eastman, Pamela Rusher & Kari Harris

AUCTION MANAGER: Jared Sipe • 260.750.1553

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