

55± acres Land AUCTION

HUNTINGTON COUNTY, IN - ROANOKE AREA

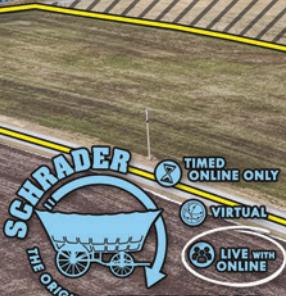
OFFERED IN 3 TRACTS
OR COMBINATIONS

Scenic Potential Building Sites
Quality Tillable Soils

Abundance Of Road Frontage

Easy Access To Major Highways

Short-Drive To Downtown Roanoke
Immediate Possession-After Closing



260.749.0445

866.340.0445 • SchraderFortWayne.com

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

7009 N River Rd
Fort Wayne, IN 46815
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Auction Manager Jerry Ehle • 260.410.1996

Jerry W. Ehle - #AUI9300123, #RB14044208

 **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.

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Auction Terms & Conditions:

PROCEDURE: The property will be offered in 3 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: 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 April 10, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing.

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 purchase 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.

AGENCY: Schrader Real Estate & 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 "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. 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.

Wednesday, March 4 at 6:00pm

at American Legion Post 160, Roanoke, IN - Online Bidding Available

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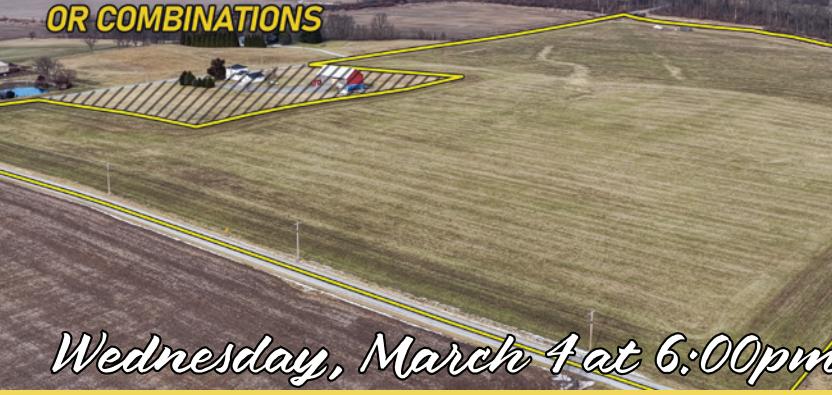
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OR COMBINATIONS



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Preview Dates: Tuesday, February 17 & 24 - 4:00-6:00pm

Meet a Schrader Representative along Tract 3. Walkover inspections permitted with permission. Contact Jerry Ehle at 260.410.1996.

TRACT 1: 14± acres, with road frontage along N Mayne Rd and its northeast boundary is the large legal drain. The soils are a combination of Rensselaer loam along the drain and Martinsville silt loam through the center. There is a 75' county right of way easement along the entire drain, and some flood plain along the drain.

TRACT 2: 20± acres, with an abundance of road frontage along N Mayne Rd and over 1,000 ft in depth. The soils are mostly Glynwood silt loam with some Morley silt loam toward the back.

TRACT 3: 21± acres, This tract has some road frontage along N Mayne Rd and a large amount of road frontage along E Station Rd. The soils are Blount silt loam toward the south and some Glynwood clay loam behind the adjoining home.

OWNERS: Garwood Farms, LLC, Michael R. Garwood, Sasha L. Mosser, Travis J. Garwood, Tessa Fulghum, Logan E Garwood



TRACTS 1 & 2



TRACTS 2 & 3



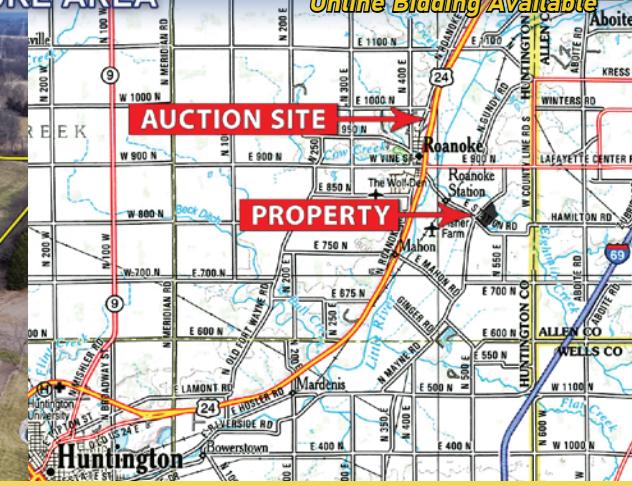
TRACT 3

TRACT 3

Auction Site:

American Legion Post 160
1122 N Main St, Roanoke, IN

Online Bidding Available



Property Location: Jackson Township, 8000 block of N Mayne Rd and at the intersection of N Mayne Rd and E Station Rd, Roanoke, IN



Auction Manager:
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