

Corporate Headquarters: 950 N Liberty Dr, PO Box 508  
Columbia City, Indiana 46725

# Woebeking Farm Auction



AUCTION MANAGER: Jerry Ehle • 260.410.1996  
Schrader Real Estate & Auction of Fort Wayne, LLC  
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Allen County - Woodburn, IN

Monday, May 19 • 6pm

Su	M	Tu	W	Th	F	Sa
				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
31						

74<sup>±</sup> acres

Offered in 6 Tracts or Combinations

ONLINE BIDDING AVAILABLE

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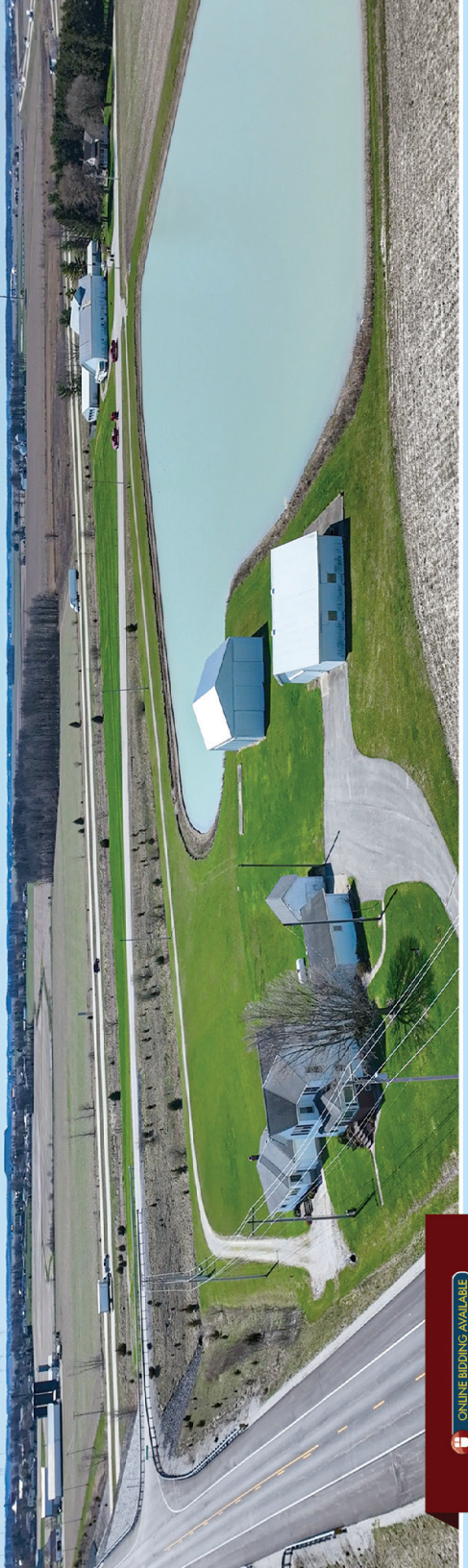
- 74± Acres with a Mix of Productive Farmland, a Serene 6+ Acre Lake & Multiple Potential Building Sites
- Two Homes - A Classic Two-story Farmhouse & an Immaculate Second Home
- Multiple Outbuildings - Including a Large Pole Barn, a Workshop & Additional Storage Buildings
- Abundant Road Frontage for Easy Access & Development Opportunities



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Allen County - Woodburn, IN

INSPECTION DATES: Sun, April 27 • 2-4pm & Sat, May 3 • 10am-12pm (Noon)



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.



**A Rare Opportunity to Own a Prime Piece of Indiana Farmland Featuring a Charming Farmstead, a Second Home, Versatile Outbuildings, a Stocked Lake & Productive Tillable Acreage.**

**TRACT 1:** A charming two-story farmhouse on 3+ acres, featuring a spacious kitchen with built-in china cabinet, 3 bedrooms, 2 bathrooms, a large living room & a front den. The home boasts beautiful woodwork, a full basement & modern utilities, including a newer propane forced air furnace, central air & an electric water heater. A two-car attached garage completes the main home. The home has a propane powered backup generator.

An additional two-bedroom home on a full basement is also included, featuring pristine 1950s cabinetry, an electric range, a refrigerator, a fuel oil forced-air furnace & a new electric water heater. A single-car garage provides added convenience. If sold separately from Tract 3, an ingress/egress easement will provide driveway access.

**Outbuildings Include:** • 42'x60' Pole Barn • 50'x40' Workshop/Garage • 15'x20' Shed

**Combine with Tracts 2 & 3 for a 15+ Acre Farmstead with a Small Lake!**

**TRACT 2:** A 5.5+ acre potential building site with over 400' of road frontage along Bull Rapids Rd. The land consists of Hoytville silty clay & Nappanee silty clay loam soils. Adjacent to both Tract 1 & Tract 3's lake.

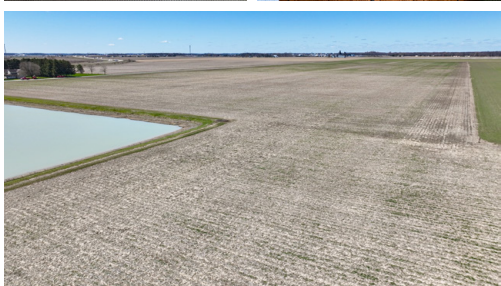
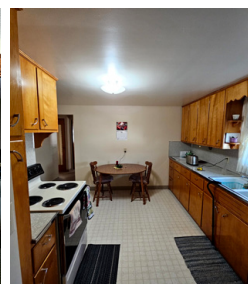
**TRACT 3:** A 6+ acre, fully stocked lake, originally built by the Indiana State Highway Department with depths reaching up to 37' at the southeast corner & 30' throughout most of the lake. It is home to bass, bluegill, catfish & walleye. Includes owned access via Maumee Center Rd. The access may be subject to an ingress/egress easement over the drive for access to the second home on Tract 1. The access may also be subject to an easement at the southwest corner near the road for farm equipment access to Tract 4.

**TRACT 4:** 19.5+ acres of highly productive farmland with excellent road frontage along Maumee Center Rd. Soil types include Hoytville silty clay & Nappanee silty clay. Adjacent to Tracts 2 & 3. If combined with Tract 3, this offers a diverse land package with both farmland & lake access.

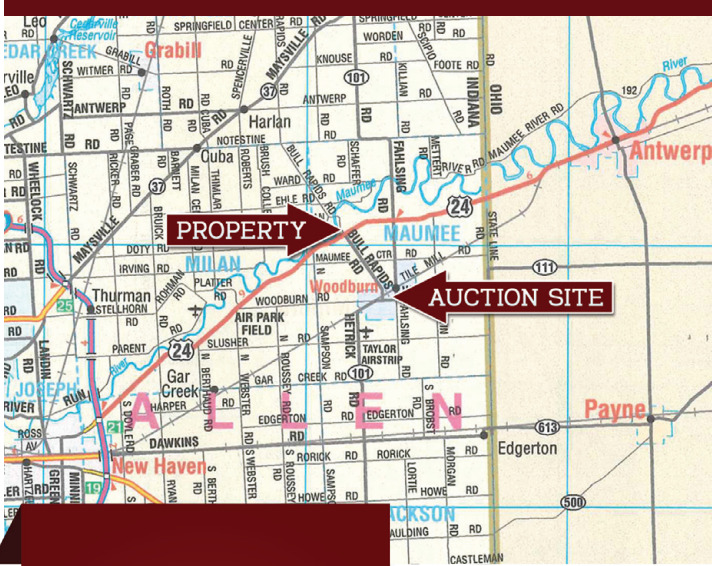
**TRACT 5:** 20+ acres of tillable farmland with extensive road frontage. Featuring Hoytville silty clay & Nappanee silty clay loam soils, making it ideal for crop production.

**TRACT 6:** Another 20+ acres of tillable farmland, also with extensive road frontage & highly productive Hoytville silty clay & Nappanee silty clay loam soils.

**Combine Tracts 4, 5 & 6 for Nearly 60+ Acres of Prime Farmland with 2,400' of Road Frontage!**



**AUCTION LOCATION:** Auction Held at Woodburn Community Center, 22651 Main St, Woodburn, IN 46797  
**PROPERTY LOCATION:** 6131 Bull Rapids Rd, Woodburn, IN 46797, Just one mile north of Woodburn



# 74<sup>±</sup> acres

Offered in 6 Tracts or Combinations

# Woebbeking Farm Auction

**SELLER:** The Virgil E. Woebbeking & Ruth H. Woebbeking Revocable Trust **AUCTION MANAGER:** Jerry Ehle • 260.410.1996

- 74+ Acres with a mix of Productive Farmland, a Serene 6+ Acre Lake & Multiple Potential Building Sites
- Two Homes - A Classic Two-story Farmhouse & an Immaculate Second Home
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#### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts & as a total 74± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**PURCHASE DOCUMENTS:** Immediately after the bidding concludes, each high bidder will sign purchase documents in the form provided in the bidder packets. All information contained in the marketing materials, including this brochure, is subject to the final definitive terms to be set forth in the purchase documents.

**PAYMENT TERMS:** 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:** Seller reserves the right to reject any & all bids.

**DEED:** Seller shall provide a Trustee's Deed & Owner's Title Insurance Policy.

**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.

**CLOSING:** Balance of purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the closing. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

**POSSESSION:** Possession is at closing on main home & lake subject to tenant farmer's right to farm tillable land for 2025 crop year. The Buyer(s) of Tracts 2, & 4-6 shall receive cash rent payment of \$225 per acre by December 15, 2025. Possession of the second home on Tract 1 shall be on or before August 1, 2025.

**REAL ESTATE TAXES:** The 2025 taxes due in 2026 will be pro-rated to the date of closing.

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

**ACREAGE:** All acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.

**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 the auction. Any need for a new survey will be determined solely by the Seller, 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.

**TRACT MAPS ACRES:** Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided for as survey products & 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 & 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. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on aerial photographs. 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, inquires, & 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 a 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.**