

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts. There will be open bidding on any individual tracts and combinations until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: Seller reserves the right to reject any and all bids.

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

POSSESSION: Possession is at closing on the two woods parcels, and subject to the Tenant Farmer's 2025 crop. Buyer(s) of Tracts 1 and 3 will receive the Owner share of the 2025 crop which is 40% of the crop share. Tenant farmer pays all of the expenses.

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 and 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 and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between

advertised and surveyed acres.

TRACT MAPS/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 is subject to the Terms and 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 and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. 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. Each potential

bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and 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, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:

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260-749-0445**

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Schrader Real Estate and Auction
Company, Inc., AC63001504

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JUNE 2025						
SUN	MON	TUE	WED	THU	FRI	SAT
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					

LAND AUCTION

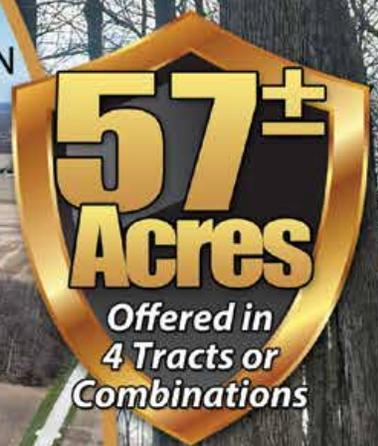
ALLEN COUNTY, IN



LAND AUCTION

Hoagland Area

ALLEN COUNTY, IN



- PRODUCTIVE TILLABLE LAND
- WOODS FOR HUNTING & RECREATION
- POTENTIAL LARGE ESTATE SITES!



TUESDAY, JUNE 3rd • 6:00PM

866-340-0445
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Hoagland Area

ALLEN COUNTY, IN

LAND AUCTION

TUESDAY, JUNE 3rd • 6:00PM

57± Acres
Offered in
4 Tracts or
Combinations

PROPERTY LOCATION: 10,000 BLOCK OF MAPLES ROAD, WEST OF MINNICH ROAD, FORT WAYNE, IN 46816.

AUCTION HELD AT HOAGLAND PARK COMMUNITY CENTER, 11320 HOAGLAND ROAD, HOAGLAND, IN 46745.

TRACT DESCRIPTIONS:

TRACT 1: 15± ACRES, TILLABLE PRODUCTIVE FARM LAND. This tract has considerable amount of road frontage along Maples Road. The soils are a combination of Pewamo silty clay and Blount silt loam. This tract will back up to Tract 2, a wooded property and will be subject to a 50' ingress / egress and utility easement on the east edge of the tract and going back to Tract 2.

TRACT 2: 7± ACRES, THIS TRACT IS ALL WOODED with a 50' Roadway easement as access. There is some mature and maturing hardwoods throughout. This tract lies adjacent to Tract 1. Combine these tracts for a potential 22± Acre Estate Site with a woods backdrop!! *If purchased by an adjacent land owner, or in combination with another adjacent tract, then the Roadway Access easement will not be created.*

TRACT 3: 28.5± ACRES, THIS TRACT IS MOSTLY TILLABLE with the open ditch as part of the tract. There is considerable road frontage along Maples Road. The ditch has a 75' County Right of Way on both sides of the ditch. The soils on this tract are also a combination of Pewamo silty clay loam and Blount silt loam. This tract will also be subject to a 50' ingress / egress Roadway easement for Tract 4 and the easement will begin as a 100' wide easement at the road.

TRACT 4: 6.5± ACRES, THIS TRACT IS MOSTLY WOODED with a 50' Roadway easement as access. There is also some mature and maturing hardwoods throughout this woods. This tract lies adjacent to Tract 3. The open ditch runs along the west part of this tract and there also is the 75' County Right of Way on both sides of the ditch. This tract offers a private hunting and recreation spot. *If purchased by an adjacent land owner or in combination with another adjacent tract, then the Roadway Access easement will not be created.*

SELLER: The Deviseses Under the Last Will and Testament of Marvin Judd

AUCTION MANAGERS: Jerry Ehle, 260-410-1996 • Mike Roy, 260-437-5428



PREVIEW DATES:
MEET AN AUCTION MANAGER AT THE PROPERTY
THURSDAY, MAY 15TH • 4-6PM
TUESDAY, MAY 20TH • 4-6PM
Or Call Auction Manager or go to Website for more information.



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.

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