

# East Allen County LAND AUCTION

New Haven, Indiana

## 20.5± acres Quality Tillable Land

Offered in 2 Tracts or the Combination

- Woodlan School District
- Potential Building or Estate Sites
- Easy Access to US 24, US 30 and I-469!
- Immediate Possession



### Monday, April 20 at 6:00pm

held at Woodburn Community Center, IN • Online Bidding Available

260.749.0445

MULTI-TRACT AUCTIONS

866.340.0445 • [SchraderFortWayne.com](http://SchraderFortWayne.com)

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**Auction Manager** Jerry Ehle • 260.410.1996  
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**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.

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### Monday, April 20 at 6:00pm

### Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in 2 tracts, and the combination of tracts. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on tracts 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 Trustee's Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before May 22, 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 will pay the 2025 Real Estate Taxes due in 2026. The Buyer(s) will pay all thereafter.

**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.

**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.

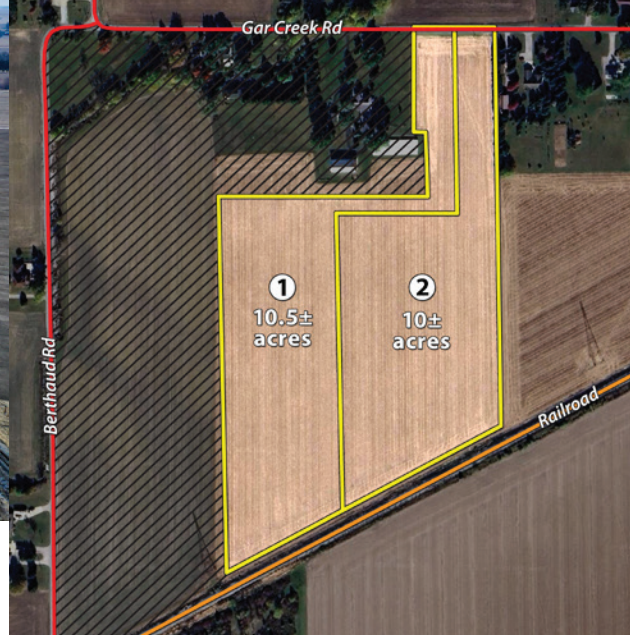
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS**

# East Allen County LAND AUCTION

New Haven, Indiana



**20.5± acres**  
**Quality Tillable Land**  
*Offered in 2 Tracts or the Combination*



**TRACT 1: 10.5± acres** of all tillable with over 100 feet of road frontage along Gar Creek Rd. The access winds around the existing buildings to the open tract in the back. This offers a very private potential building site. The soils are mostly Haskins loam to the north and Hoytville silty clay to the south. The south property line is the lightly used Norfolk Southern railroad. There is also an Electric Power line over the back of the tract, but no tower on the property.

**TRACT 2: 10± acres**, also all tillable with over 100 feet of road frontage. This tract offers a potential private estate site! The soils are mostly Haskins loam with a small portion of Hoytville silty clay to the south. Again, the south is bordered by the railroad and the electric lines.

*Purchase separately or combine for approximately 20.5 acres of Quality Tillable Farmland or Large Estate Site!*

**Preview: Wednesday, April 8 • 4:00 – 7:00pm**  
*Meet a Schrader Representative at the property or call Auction Manager for walk-over permission!*



**Property Location:** 15,000 block of Gar Creek Rd, New Haven. South of US 24, Follow Berthaud Rd south to Gar Creek Rd, turn east and follow to property.

**Auction Location:** Woodburn Community Center 22651 Main St, Woodburn, IN



**Seller:** The Hermann Family Trust  
**Auction Manager:** Jerry Ehle • 260.410.1996

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 THE ORIGINAL MULTI-TRACT AUCTIONS

