

LAND AUCTION

Allen County, Indiana

68[±] Acres

Offered in 3 Tracts



FORT WAYNE OFFICE:
7009 N River Rd • Fort Wayne, IN 46815

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

AUCTION MANAGERS:

Justin Griffin • 260-223-5861

Reid Yoder • 260-402-0895

Justin Grant Griffin, RB20000785, AU12500017

Reid Yoder, RB24002082, AU12200015

Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176

Schrader Real Estate and Auction Company, Inc., AC63001504

APRIL 2026						
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		



866-340-0445 • SchraderFortWayne.com

Allen County, Indiana • Monroe Township • NW corner of Rider Rd & Lortie Rd, Monroeville, IN 46773

LAND AUCTION

Tuesday, April 28th @ 6:00pm

- PRODUCTIVE TILLABLE LAND
- HOMESTEAD and POTENTIAL BUILDING



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Allen County, Indiana • Monroe Township

LAND AUCTION

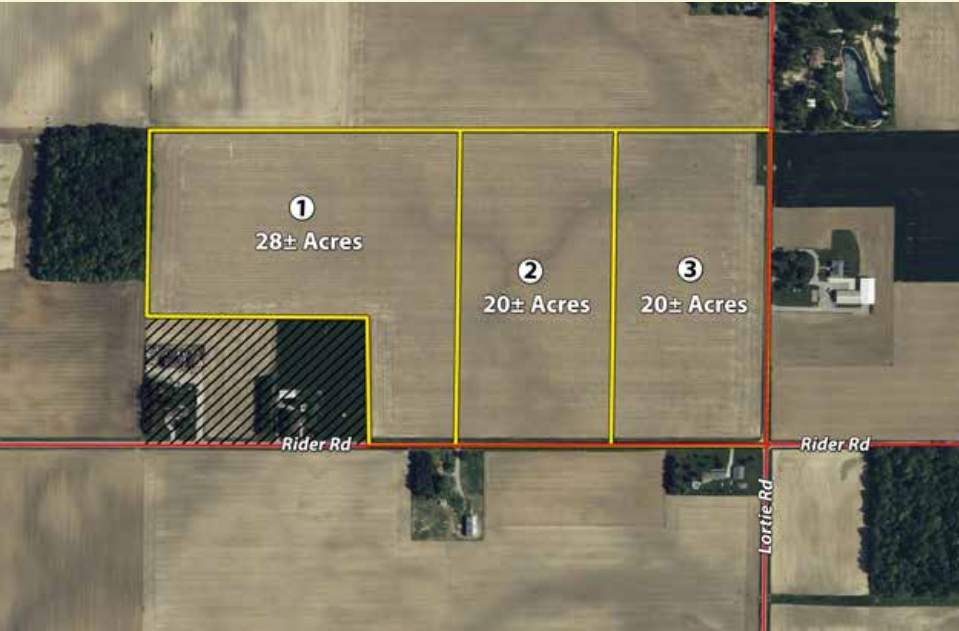
Tuesday, April 28th @ 6:00pm

AUCTION LOCATION: Monroeville Community Center, 421 Monroe Street, Monroeville, IN 46773

FARM LOCATION: NW corner of Rider Rd and Lortie Rd, Monroeville, IN 46773

68[±] Acres

Offered in 3 Tracts



TRACT DESCRIPTIONS:

TRACT 1: 28 ± ACRES. This tract offers excellent tillable land. Level land with soils of Blount Silt Loam and Pewamo Silty Clay Loam.

TRACT 2: 20± ACRES. This tract presents another excellent potential building site or keep it as productive tillable land. This level land soil types are Blount Silt Loam and Pewamo Silty Clay Loam. This would make a great new homestead with additional land to purchase.

TRACT 3: 20± ACRES. Another level tillable tract with great soils and productive soils to produce a great yield. The soil type is consistent with a Blount Silt Loam and Pewamo Silty Clay Loam. With corner road frontage of approx. 1900 ft this would present many options for a new farm operation.



INSPECTION DATES:

Wednesday, April 22nd • 2-4pm

Friday, April 24th • 12-2pm | Sunday, April 26th • 1-2pm

SELLER(S): Monica L. Scott, Randy A. Copper, Abbey B. Spice, Andrea Copper, Carla J. Thompson & Martin E. Copper
AUCTION MANAGERS: Justin Griffin 260-223-5861 & Reid Yoder 260-402-0895



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.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in THREE (3) individual tracts, Tracts 1 & 2 may be combined. Tract 3 will be offered separately and must be bid on individually. 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. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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. There is immediate possession with an additional 10% down.

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. All final bid prices are subject to the Sellers' acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before MAY 29th, 2026.

POSSESSION: Buyer(s) shall receive possession at closing. Immediate possession is

available with an additional 10% down payment. Farming rights belong to buyer of the property.

REAL ESTATE TAXES: Real estate taxes will be prorated for the year 2026.

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

INPUT COSTS: The current tenant farmer has placed chicken litter on the property and buyer(s) are responsible for paying these input costs.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. 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.

TRACT MAP(S) AND ACREAGE: All tract map(s), tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products and are not intended to depict or establish authoritative boundaries or locations.

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 this auction. Any need for a new survey shall be determined solely by the Seller. 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 purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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.



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