

Churubusco, IN • Allen County

85.25±
Acres

Offered in 7 Tracts or Any Combinations of Tracts

*House • Barn • Grain Bins • Land
Potential Country Building Sites*

Farm #1
(Tracts 1-4)



Outstanding
LAND AUCTION

800-451-2709
SchraderAuction.com

THURSDAY, MARCH 20th • 6:00PM

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Farm #1 (Tracts 2-3)

PROPERTY DESCRIPTION:

GREEN FAMILY FARM, LLC is offering a fabulous opportunity to acquire a large amount of outstanding land in Northwest Allen County Schools, Allen County, IN. This property consists of two farms totaling 85.25± acres with 71.70± cropland acres per FSA. This property is located a short distance from Churubusco, IN and has road frontage on State Road 205 (Farm #1) and road frontage on Duglay Road (Farm #2). Whether you are an operator looking to acquire additional acreage, an investor looking to buy additional land or an individual looking to purchase a rural homestead, do not miss this opportunity to bid on an outstanding property in Allen County!

PROPERTY LOCATION: (FARM #1) 12730 EAST STATE ROAD 205, CHURUBUSCO, IN 46723 AND **(FARM #2)** 11500 DUGLAY ROAD, CHURUBUSCO, IN 46723

AUCTION LOCATION: COUNTRY HERITAGE WINERY AND VINEYARD, 0185 CR 68, LAOTTO, IN 46763

TRACT DESCRIPTIONS:

TRACT 1 (FARM #1): HOUSE, BARN, GRAIN BINS, AND 7± ACRES! With road frontage on State Road 205, this tract includes a 1920's, 1,844± sq. ft. 1-1/2 story farmhouse, with a two-car attached garage, 3 bedrooms (potentially 4) and 1 bath on a 922 sq. ft. basement. The farmhouse has gas forced heat, central air conditioning, private septic system and a private well. This tract also includes barns, lean-to's, utility sheds and two steel grain bins. If you desire a turnkey, mini farm in Northwest Allen County Schools, here is your one-time opportunity!



Tract 1

TRACT 2 (FARM #1): 25± ACRES! With road frontage on State Road 205, this tract is primarily tillable land. The soil is a mix of Blount loam, Pewamo silty clay loam and Glynwood silt loam. *Combine tracts 2 & 3 for 57.50± acres in Allen County!*

(See "New Driveway" under Auction Terms & Conditions).

TRACT 3 (FARM #1): 32.50± ACRES WITH WOODS! With road frontage on State Road 205, this tract is primarily tillable land and includes 6± acres of woods with access to a regulated ditch for drainage purposes. The soil is a mix of Glynwood silt loam, Pewamo silty clay loam, and Blount loam. *Combine tracts 1, 2 & 3 for 64.50± acres in Allen County!*

(See "New Driveway" under Auction Terms & Conditions).

TRACT 4 (FARM #1): 10.75± ACRE POTENTIAL BUILDING SITE! With road frontage on State Road 205, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Glynwood silt loam, Pewamo silty clay loam and Morley silt loam. Consider the possibilities of this tract in Northwest Allen County Schools!

TRACT 5 (FARM #2): 3.25± ACRE POTENTIAL BUILDING SITE! With road frontage on Duglay Road, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Blount loam and Morley silt loam. Consider the possibilities of this tract in Northwest Allen County Schools! *Combine tracts 5 & 6 for 6.50± acres!*

TRACT 6 (FARM #2): 3.25± ACRE POTENTIAL BUILDING SITE! With road frontage on Duglay Road, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Blount loam and Morley silt loam. Consider the possibilities of this tract in Northwest Allen County Schools! *Combine tracts 6 & 7 for 6.75± acres!*

TRACT 7 (FARM #2): 3.50± ACRE POTENTIAL BUILDING SITE! With road frontage on Duglay Road, this tract is primarily tillable land with access to a regulated ditch for drainage purposes. The soil is a mix of Morley silt loam and Eel silt loam. Consider the possibilities of this tract in Northwest Allen County Schools! *Combine tracts 5, 6 & 7 for 10± acres!*

SELLER: GREEN FAMILY FARM, LLC

AUCTION MANAGERS: STEVEN COIL, 260-446-2037 (CELL) | ERIC OTT, 260-413-0787 (CELL)

OPEN HOUSE/INSPECTION DATES:

Wednesday, February 19th • 3-5PM | Wednesday, February 26th • 3-5PM

Wednesday, March 12th • 4-5PM

Meet Auction Manager on Site or Call Auction Manager for a Private Showing.



SCHRADER
Real Estate and Auction Company, Inc.



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 SEVEN (7) individual tracts, any combination of tracts and as a total 85.25± acre unit. There will be open bidding on all tracts and combinations during the auction and 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.

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 Seller's acceptance or rejection. The terms of this agreement and any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Health Department.

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place approximately 45 days after the auction.

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

FARMING RIGHTS: Buyer(s) shall receive all farming rights for 2025.

REAL ESTATE TAXES: The Seller shall pay the 2024 Real Estate taxes due in 2025 and the Buyer(s) shall pay all thereafter.

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

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. The 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.

ALLEN COUNTY BUILDING PERMITS: Allen County Building Department will issue only one building permit per year on Tracts #1-4 because they are being split off one parcel number. Additionally, Allen County Building Department will issue only one building permit per year on Tracts #5-7 because they are being split off one parcel number. Allen County operates on a first come, first serve basis.

NEW DRIVEWAY: Per Jason Hanaway at INDOT, (260) 247-4385 or jhanaway@indot.in.gov; IF Tracts #2 and

#3 sell together as "one parcel", INDOT will request that only one new driveway be created for ingress/egress purposes onto State Road 205.

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

AGENCY: Schrader Real Estate and Auction Company, Inc. 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. The 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.

NEW INFORMATION, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to inspect any changes or additions to the property information. **BIDDER PRE-REGISTRATION IS STRONGLY ENCOURAGED!**

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Farm #1 (Tract 1)



Farm #1 (Tracts 2-4)



Farm #2 (Tracts 5-7)



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 **SCHRADER**
Real Estate and Auction Company, Inc.



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

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260-413-0787

Steven Craig Coil, AU12300065, Eric L. Ott, AU11600071
Schrader Real Estate and Auction Company, Inc., AC63001504

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MARCH 2025						
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30	31					

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