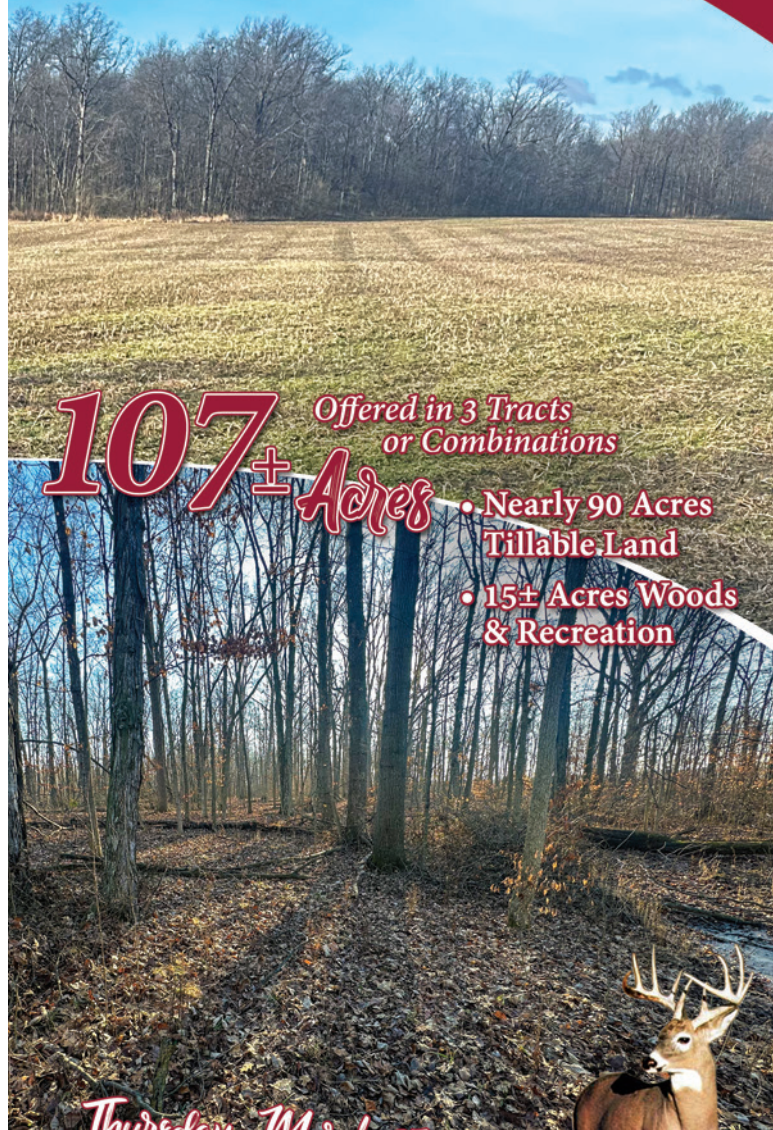


Allen County
Indiana

Land Auction

Hoagland Area Farm
& Hunting Property



107± Acres Offered in 3 Tracts
or Combinations

- Nearly 90 Acres Tillable Land
- 15± Acres Woods & Recreation

Thursday, March 27 at 6:00pm



held at the
Hoagland Park Pavilion
Online Bidding Available

260.749.0445
SchraderFortWayne.com

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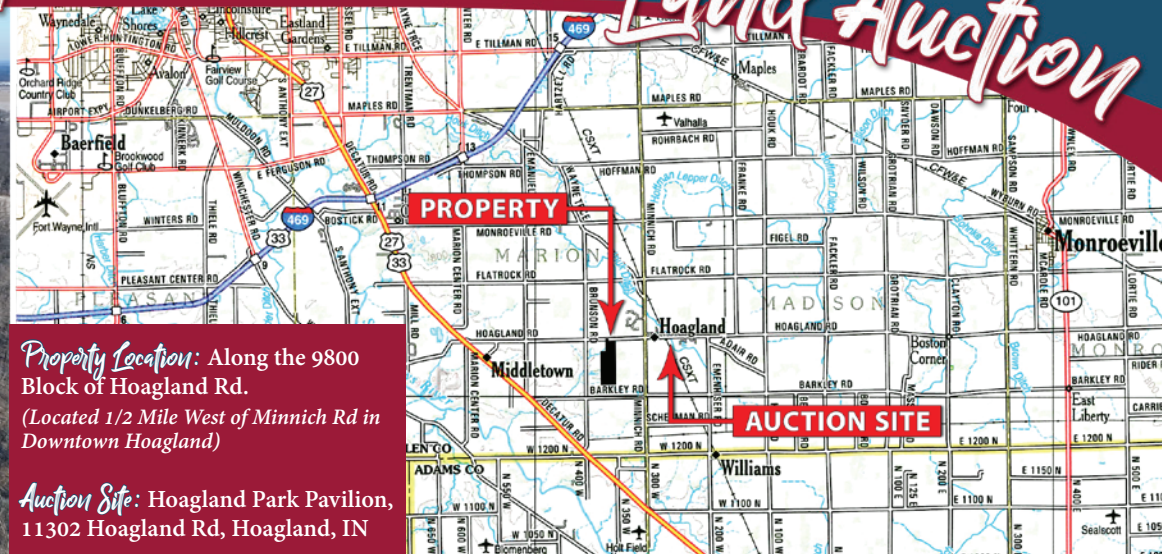
Hoagland Area Farm & Hunting Property

Land Auction

Allen County
Indiana



- Nearly 90 Acres Tillable Land
- 15± Acres Woods & Recreation



Property Location: Along the 9800 Block of Hoagland Rd.
(Located 1/2 Mile West of Minnich Rd in Downtown Hoagland)

Auction Site: Hoagland Park Pavilion, 11302 Hoagland Rd, Hoagland, IN



TRACT 1: 62± Acres, over 200 feet of road frontage along Hoagland Rd. Access across the drain will be at the current culvert. This tract will be subject to a 50' roadway access easement back to Tract 3. The soils are a combination of Nappanee silt loam with some Pewamo silty clay loam. There is also some St. Clair silty clay loam pockets.

TRACT 2: 24± Acres, Swing Tract, consists mostly of Nappanee silt loam. This tract can only be purchased by an adjacent land owner or by the Buyer of Tracts 1 or 3. This tract will be subject to a 50' roadway access easement back to Tract 3. If purchased in combination with Tract 1, access across the drain will be at the same culvert within the 50' easement to Tract 3.

TRACT 3: 21± Acres, approximately 11 acres of hardwoods and another 3 acres of grasses and scrub trees. The balance is tillable land in front for possible additional woods to be added or food plots for wildlife! This would be a very private hunting location! An open ditch runs across the southwest corner of the woods and parallel to the south property line within the woods. This is a deer thoroughfare! The soils are a mix of Nappanee silt loam and St. Clair silt loam. This tract will have a 50' roadway easement access from the road back to this property.

SELLER: RSJ Farms, LLC and The Estate of John P. Zieg

Auction Managers:

Jerry Ehle • 260.410.1996
Justin Griffin • 260.223.5861



SCHRADER
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Inspection Date: Monday, March 10 from 4:00 to 6:00pm





7009 N River Rd, Fort Wayne, IN 46815
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Justin Griffin • 260.223.5861
#AU12500017



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Auction Terms & Conditions

PROCEDURE: The property will be offered in 3 individual tracts, or any combination of tracts. Bidding will be permitted on individual tracts and combinations of any two or more tracts, subject to Swing Tract rules. 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 Warranty Deed and 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 45 days after the auction. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

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.

TRACT MAP & 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 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.

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 and 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

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