

# Real Estate AUCTION

Southern DeKalb County, IN  
Jackson Township

# 19.76± Acres

Offered in 2 Tracts

1-Story, 2 Bdrm Home  
Central Air & GFA Heat  
Recreational Land & Pond  
Excellent Location

Wednesday  
**April 30**

at 6:00pm

held at  
Spencerville Community Center  
Online Bidding Available



866.340.0445

SchraderFortWayne.com



## SCHRADER REAL ESTATE & AUCTION of Fort Wayne

7009 N River Rd  
Fort Wayne, IN 46815  
260.749.0445 • 866.340.0445

### SCHRADER CORPORATE OFFICE

PO Box 508, 950 N Liberty Dr, Columbia City, IN  
800.451.2709 • 260.244.7606 • SchraderAuction.com

Auction Manager: #AU10700099

Jared Sipe • 260.750.1553



### 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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### Auction Terms & Conditions:

**PROCEDURE:** This property will be offered at oral auction in 2 individual tracts and the combination of tracts. There will be open bidding on individual tracts and the combination of tracts during the auction, until the close of the auction as determined by the auctioneer.

**DOWN PAYMENT:** A \$10,000 down payment is due the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

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

**DEED:** Seller shall provide a Personal Representative's Deed.

**CLOSING:** The balance of the purchase price is due at

closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between buyer and seller. Any costs associated with securing a mortgage shall be paid by the buyer.

**POSSESSION:** Possession shall be the day of closing.

**REAL ESTATE TAXES:** The 2024 taxes payable in 2025 shall be paid by the seller. The 2025 payable in 2026 taxes shall be prorated to the day of closing based on the most current amount available, with the seller crediting the buyer at closing. Buyer is responsible for all taxes thereafter.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** New surveys will be completed only 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 shall be determined solely by the seller. Seller and successful bidders 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. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

**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, including if any or all the auction tracts qualify for any specific use or purpose, issuance of any type of permits (including driveway, septic, and building permits), and location of utilities. 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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**Property Address:**

3369 County Road 68,  
Auburn, IN 46706

**Auction Location:**

Spencerville Community  
Center,  
5629 County Road 68,  
Spencerville, In 46788

**Inspection Dates:**

Sunday, April 13 • 2-4 pm  
Monday, April 21 • 5-7 pm



**Tract 1: 9.96± acres** of recreational land and a pond. Includes a 1 story home on a partial slab and crawspace featuring 1,690 square feet. There are 2 bedrooms (11'x15' & 12'x19') and 1 full bathroom, kitchen (7'x13'), dining room (13'x17'), and a large family room with cathedral ceiling (19'x23'). The home features gas forced air heat and central air. There is a 2 car attached garage and a 10'x20' breezeway. The home has vinyl windows, 200 amp breaker box, whole house generator, vinyl siding, rear wood deck, and an asphalt shingle roof. The property is served by a private well and septic system. There is an older 30'x56' barn w/ a lean-to and an older 32'x46' barn. 2024 pay 2025 taxes are \$790.16 for the year with exemptions. The property is located in DeKalb County Central United School District: County Meadow Elementary and DeKalb Junior and Senior High.

**Tract 2: 9.8± acres** of recreational land. This tract includes brush and wooded land and part of the pond. Excellent road frontage and access along CR 68. Excellent potential building site opportunity or combine with Tract 1 for close to 20 acres of recreational land.

Owner:  
Mary Sue Smith Estate

Auction Manager: Jared Sipe  
260.750.1553



**SCHRADER**  
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