

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, & as a total unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction w/ 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, & 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 & 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 Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before January 2, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession on day of closing immediately following the closing.

REAL ESTATE TAXES: The Seller to pay all of 2025 taxes due in 2026. Buyer to pay all taxes thereafter.

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

ACREAGE: All tract acreage, dimensions & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance. Combination purchase will receive a perimeter survey only.

TRACT MAP & ACRES: Pre-auction tract maps & acre estimates are approximations provided for identification & illustration purposes only. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

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 & Auction of Fort Wayne & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

64[±] acres

Offered in 4 Tracts
or Combinations



ONLINE BIDDING AVAILABLE



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WOODBURN FARMLAND AUCTION

Monday, December 1 • 6pm

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AUCTION MANAGER: Jerry Ehle • 260.410.1996 #AU19300123, #RB14044208

CORPORATE HEADQUARTERS: 950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725 #LC20700176, #AC63001504

64[±] acres

Offered in 4 Tracts
or Combinations

- Productive Tillable Soils
- Potential Building Sites
- Public Sewer & Public Water Available

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WOODBURN FARMLAND AUCTION

Monday, December 1 • 6pm



- .5 Mi. from Woodlan Campus
- 1.5 Mi. from the Town of Woodburn
- 1.5 Mi. to US 24 Access

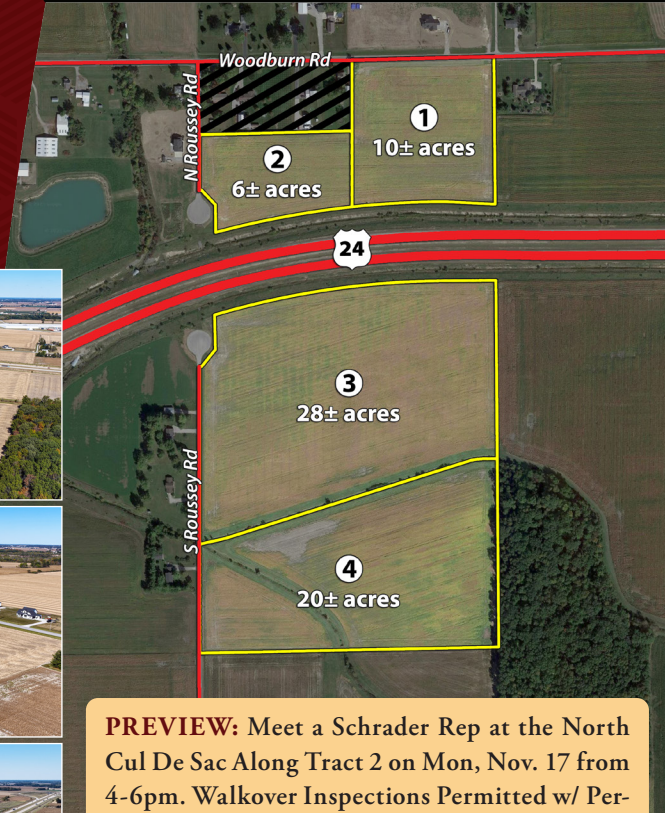
64[±] acres

WOODBURN FARMLAND AUCTION

Monday, December 1 • 6pm

Offered in 4 Tracts or Combinations

- Productive Tillable Soils
- Potential Building Sites
- Public Sewer & Public Water Available



AUCTION LOCATION: The Woodburn Community Center, 22651 Main St, Woodburn, IN 46797

PROPERTY LOCATION: 16± Acres Located Along Woodburn Rd, & Adjacent to N Roussey Rd Cul De Sac (North of US 24). 48± Acres Located Off of S Roussey Rd (South of US 24, Access This Parcel Via Slusher Rd to Roussey Rd).

PREVIEW: Meet a Schrader Rep at the North Cul De Sac Along Tract 2 on Mon, Nov. 17 from 4-6pm. Walkover Inspections Permitted w/ Permission. Call Auction Manager (260.410.1996)

TRACT 1 - 10± ACRES: This tract has nearly 600' of road frontage along Woodburn Rd. It is level & backs up to US 24. There is public sewer & water available to this tract. The soils are a combination of Hoytville silty clay & Nappanee silty clay. Great Investment opportunity here for small development or just a great location for an estate property!!

TRACT 2 - 6± ACRES: This tract has access along N Roussey Rd & the cul de sac there. It lies along US 24. It is level & soils are part Nappanee silty clay to the west & Hoytville silty clay to the east. The water & sewer is nearby along Woodburn Rd to the north. This offers a potential building site or combine with Tract 1 for a complete 16± acre site or small farm.

TRACT 3 - 28± ACRES: This tract is located south of US 24 & has considerable road frontage along Roussey Rd. The south border of this tract is the large open Nahrwold Regulated Drain. There is CRP filter strip along the drain. The contour is level & the soils are mostly all Hoytville silty clay. There is a 30' wide CRP filter strip along the drain which is approximately .80 acres. The CRP contract runs through 2034.

TRACT 4 - 20± ACRES: This tract also has access off Roussey Rd via a large culvert tile crossing over the open drain. The north border is the open Grover #2 regulated drain & is also bisected by the Nahrwold regulated drain. The contour is level & soils are mostly all Hoytville silty clay with some Nappanee silty clay loam towards the southeast.

Combine Tract 3 & 4 for the complete 48 acre farm. There are two 30' wide CRP filter strips along the open drain. One is approximately .40 acre & the second is approximately 1.1 acre. The CRP contract runs through 2034.

SELLERS: Linda Morr, Curtis Meyer, Bryan Meyer, Trustees of the Wilma J. Meyer Revocable Trust
AUCTION MANAGER: Jerry Ehle • 260.410.1996



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