



# AUCTION

## Land & Home

WHITLEY COUNTY  
SOUTH WHITLEY, IN

# 37.5± acres

OFFERED IN 3 TRACTS  
OR COMBINATIONS

- Home w/ Pond
- Pole Barn
- Hunting
- Woodlands

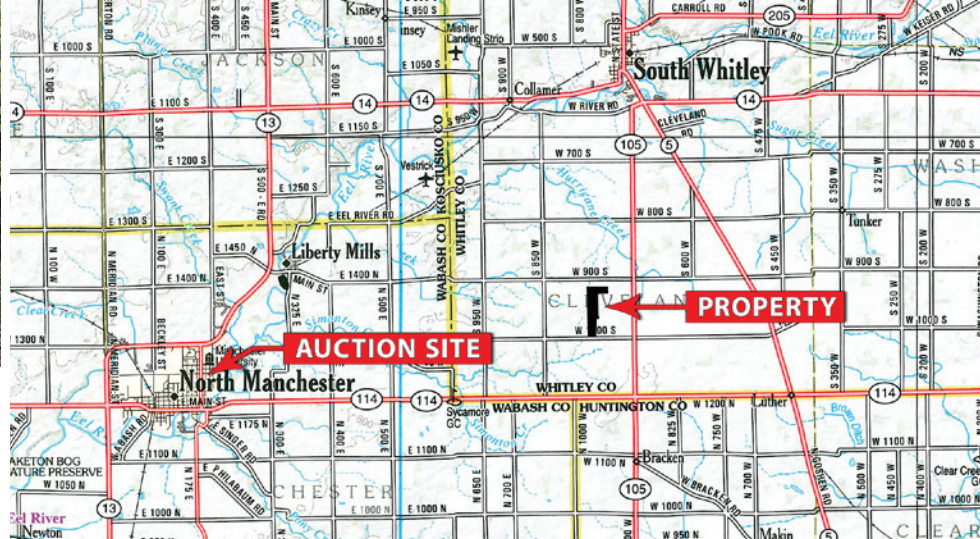


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# MONDAY June 2



Starting at 6:00pm • Online Bidding Available  
held at Town Life Center, North Manchester, IN



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INSPECTION DATES: 4:00-6:00pm  
Saturday, May 17 & Wednesday, May 28

AUCTION SITE: Town Life Center, 603 Bond St, North Manchester IN

PROPERTY LOCATION: Located in Cleveland Township  
7600 W 1000 S, South Whitley, IN 46787



**TRACT 1: 6± Acres** - Located at 7600 W 1000 S, this tract features a meticulously maintained 1,950 sq ft home w/ 4 bedrooms and 1 bath w/ a five year old roof. There is also an all-metal 30'x48' pole barn with concrete floors. The 2-acre pond is stocked for recreational use as well. The basement has been fully updated, including digging down 2-1/2 feet and pouring a new concrete floor. A perimeter tile system set in pea gravel leads to a sump pit for drainage. The home features a geothermal furnace with four loops installed at the bottom of the pond, features a Water Furnace brand geothermal. Heat exchanger in the geo furnace to supplement pre-heated water to a non-powered electric water heater (seasoning tank), and a 240V primary water heater. A dedicated 100-AMP branch panel services the geothermal system, and a 120V liquid propane-fired backup furnace is also installed. The ductwork was completely replaced with new metal ducts and flexible piping in the attic to provide heating and cooling to the second-floor bedrooms. The crawl space is clean and workable, lined with a plastic barrier and clean pea gravel. The 80-gallon pressure tank allows up to 29 gallons of water to be drawn before the pump activates. The well pump was replaced 12 years ago, along with new wiring to the pump controls and also a new water line to the home. The main water supply features two whole-house filters before the pressure tank and includes a working Culligan water softener.

Water lines throughout the house are 1/2" and 3/4" copper piping. The stone foundation has been fully repointed on the inside. All drain and soil pipes were replaced with new PVC, including a cleanout ahead of the 1,000-gallon septic tank.

The main level was completely remodeled 12 years ago. It features 3/4" hickory tongue-and-groove hardwood flooring with tar paper underlayment. The walls and ceilings were finished with sprayed foam insulation and Michigan-sourced cedar and pine tongue-and-groove wood. Electrical upgrades include Northeastern REMC supplied underground primary to pad mount transformer all underground to two 200-AMP, 42-space panels for a total of 400-AMP service, full rewiring throughout the house, and hardwired 120V smoke detectors with battery backup. New Jeld-Wen argon-insulated windows trimmed in oak were installed, and all floor joists were replaced. The exterior features heavy-gauge vinyl siding, aluminum gutters, downspouts, and wrapped soffits. The laundry area includes hookups for both 220V electric and liquid propane dryers, and the Speed Queen washer and dryer are only three years old. The main level bedroom offers custom-made cabinetry by J. Miller Cabinets and a cedar-lined closet. The home is also equipped with a whole-house fan and a whole-house vacuum system for added convenience. The kitchen and dining area are beautifully appointed with granite countertops and all countertop receptacles have

dedicated circuits, stainless steel appliances, including a dishwasher, an LP cooktop with an underfloor vent to the outside, an in-wall 240V oven, a stainless steel sink with a built-in soap dispenser, and a refrigerator with ice and water in the door. Custom hickory cabinets by J. Miller Cabinets and under-cabinet LED lighting complete the high-end kitchen. There is a built-in gun safe that will stay with the home.

**TRACT 2: 4.5± Acres** - A Great potential building site! Mostly all wooded with great road frontage off W 1000 S. This parcel provides an excellent wildlife habitat and a private setting. The land has been meticulously maintained by the seller. This parcel is enrolled in CRP and Classified forest program. If the land is sold as a separate tract, the seller will pay for the land to be taken out of the program on Tract 2 only.

**TRACT 3: 27± Acres** - A beautiful piece of land with the same great care and love as the rest of the property. This land is mostly wooded and is a hunting paradise. Deep in the back of the woods sits an exceptional 10'x20' hunting cabin with bunk beds and a wood-burning stove. It sits on a concrete slab and the cabin has been constructed to keep all mice out. Along the east side of the woodlands is a 300+ yard gun range set up with metal targets. The woodlands are enrolled in CRP and Classified Forest programs to help reduce taxes and get some income from the land.



Combine Tracts 1 & 3 for a 33± acre Country Paradise

### Auction Terms & Conditions:

**PROCEDURE:** The property will be offered in THREE (3) individual tracts, any combination of tracts and as a total 37.5± acre unit. There will be open bidding on all tracts and the 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.  
**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 July 2, 2025.  
**POSSESSION:** Buyer(s) shall receive possession at closing.  
**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.  
**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.  
**CRP/CLASSIFIED FOREST CONTRACTS:** The buyer of the property is to assume any CRP and/or Classified Forest contracts that are in place date of closing. It is the buyers responsibility to keep these contracts enrolled or exit out of the programs.  
**PROPERTY INSPECTION:** 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 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 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.

**Owner: Gary and Patricia Christman**  
**Auction Managers:**  
Justin Griffin • 260-223-5861  
Jerry Ehle • 260-410-1996  
**866.340.0445**  
**SchraderFortWayne.com**

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of Fort Wayne

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### Auction Managers

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JUNE	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					

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 Company at 800.451.2709

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