

**Thursday**  
December 9 • 6pm

**15.5±**  
acres

**Zehr**  
Farm Auction

Offered in 3 Tracts or Combinations

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*Home, Buildings & Pond Site in Grabill, Indiana*

260.749.0445 • 866.340.0445  
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**Auction Manager:** Jerry Ehle • 260.410.1996 #AC63001505, #AU19300123

**PROCEDURES:** The property will be offered in 3 individual tracts & any combination of tracts, subject to Swing Tract rules. There will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

**PROPERTY INSPECTION:** Each potential bidder is responsible to conduct at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. ACCEPTANCE OF BID PRICES: Successful bidder(s) 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 acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. All tracts sold "As-Is"; **DEED:** Seller(s) shall provide a Warranty Deed(s)

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before January 10, 2022.

**POSSESSION:** Possession will be delivered at closing.

**REAL ESTATE TAXES:** The Seller(s) will pay the 2021 Real Estate taxes payable in 2022 by giving a credit at closing. The Buyer(s) shall pay all the greater.

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

**EASEMENTS & LEASES:** Sale of the property is subject to any & all easements of record.

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

**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. The cost of the survey will

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, & 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Sellers or the Auction Company. Conduct of the auction & inclusions of bidding are at the direction & discretion of the Auctioneer. The Sellers & Selling Agents reserve the right to preclude any person from bidding if there is any question as to 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.**

# Zehr Farm Auction

# 15.5± acres

Offered in 3 Tracts or Combinations

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Vic & Naomi have moved to a new home in Dekalb County. They are selling their home in Allen County along w/ additional buildings & land. This is an immaculate, well maintained home & buildings! The property is located less than 2 miles from downtown Grabill. **The Zehr Shoe Store is not included in the sale & will continue to be open!**

**TRACT 1: Modern Amish Farm w/ large home, buildings & pastures on 6± acres.** Home is a large 2 story w/ over 5,000 sq. ft. of living area plus a full basement! The home features a large kitchen & dining/sitting area! There is also an additional cooking area & wash room area. There is one bedroom on main floor & one bath. There are 5 bedrooms upstairs including a large landing! There is a Kinetico water system (installed in 2019) & (2) 300 gallon water storage tanks. The home has all 6 panel doors w/ hardwood flooring throughout. All windows are vinyl windows! The home had a new roof installed in 2019. The Company Shed is 32 x60 w/ overhead garage doors. There is a sink in washroom & cabinets. The garage next to is 38x23 w/ upstairs living area. The Flat barn is 55x40 w/ all concrete floor. Sliding door is 14 wide x 13 high. Heated dry storage area is 39x24 w/ 13' high x 9' wide overhead door. The Hip Roof horse barn is has 9 horse stalls plus feed & storage areas. Concrete walls & floors. There is overhead hay storage. The barn had a new roof installed in 2020. There are separate pastures w/ good high tensile vinyl fencing. All buildings have concrete aprons off of plus well graveled drives. There is a large garden area behind the house. Power to Tract 1 will remain until 30 days after closing.

**TRACT 2: A 3.5± acre swing tract.** This tract offers additional acreage to either Tract 1 or Tract 3. It lies directly behind Tract 1 & adjacent to Tract 3. This tract is level & is mostly fenced already.

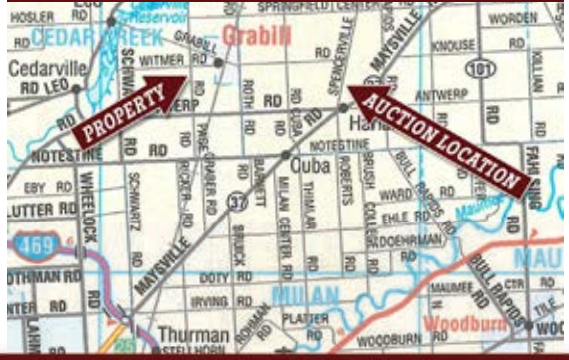
**TRACT 3: A 6± acre possible building site w/ approximately 1 acre pond!** This Tract is a private setting behind the original farm w/ a 75' access off of Witmer Rd. This site will have sewer available at Witmer Rd. There is 5" well. There is also a small house & shed at the pond, as well as several pines planted on this site. The pines are maturing & currently provide deer/wildlife cover. **There will be a 25' access easement between Tract 1 & the Zehr Shoe Store coming from the road & following back to the adjacent property to Tract 3. The property which the easement crosses will be owned by Zehr Shoe Store, but the owner of Tract 1 will be able to access off of the road & travel back to the pastures belonging to Tract 1.**



**Preview:** Sat, Nov. 20 from 10am-1pm or call office for private showing, 260.749.0445 or Jerry Ehle cell: 260.410.1996

**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. - 800-451-2709.

**Property Location:** 13213 Page Rd Grabill, IN  
**Auction Location:** Harlan Christian Community Center • 12616 Spencerville Rd Harlan, IN



Home, Buildings & Pond Site in Grabill, Indiana



**Seller:** Zehr LP  
**Auction Manager:** Jerry Ehle • 260.410.1996

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