

Auction Terms & Conditions:

PROCEDURE: This property will be offered at oral auction in 2 individual tracts and the entirety. 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: Tract 1: \$10,000 down payment, Tract 2: \$5,000 down payment, and \$15,000 down if the tracts are purchased in combination. 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 Metropolitan 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 are based on a current up to date survey.

SURVEY: A new survey, with corners marked, was completed by Sauer Land Surveying, Inc. on August 22, 2025 at a cost of \$1,950. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. If the property sells individually, the two buyers' half of \$975 shall be divided proportionately based on the acreage and difficulty to survey each tract as determined by the surveyor. If the property sells in combination, the seller and buyer will each pay \$975.

AGENCY: Schrader Real Estate & Auction of Fort Wayne and its representatives are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information 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 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.

SCHRADER
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of Fort Wayne

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Online Bidding Available: You may bid

online during the auction at 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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SchraderFortWayne.com

REAL ESTATE AUCTION
MONROE TWP, ALLEN CO, IN
23217 Griffith Rd
Monroe, IN

23217 Griffith Rd
Monroe, IN

10.276±
acres In 2 Tracts



held at the Monroeville Park Pavilion, Monroe, IN

MONDAY
6:00pm
NOVEMBER 10

REAL ESTATE AUCTION
ALLEN CO, IN
23217 Griffith Rd
Monroe, IN

Excellent Location in Rural Monroe Township,
Just Outside of Monroeville on a Dead-End Road!



- 2 Story Brick Home w/ 2,100 Finished Sq. Ft.
- 2 Bedrooms • 1 Full and 2 Half Bathrooms
- Partial Basement • 2 Car Attached Garage
- Central Heat and Air • 3 Fireplaces

10.276±
acres
Offered In 2 Tracts

Including Homesite &
Wooded Recreational
Land with a Pond



MONDAY
6:00pm
NOVEMBER 10
held at the Monroeville Park Pavilion
Monroe, IN • Online Bidding Available

ESTATE AUCTION

Including Homesite & Wooded Recreational Land with a Pond

PROPERTY LOCATION:
23217 Griffith Rd, Monroeville, IN 46773

AUCTION LOCATION:
Monroeville Park Pavilion 421 Monroe St,
Monroeville, IN 46773

The map displays a network of roads in the Monroeville area. Key roads include Maple Rd, Oak Rd, Hickory Rd, and Highway 101. A red arrow points from the 'AUCTION SITE' label to a location near the intersection of Highway 101 and a road labeled 'Four Presidents Corners'. Another red arrow points from the 'PROPERTY' label to a location further south. The map also shows the locations of Hoagland, Williams, and Four Presidents Corners. County boundaries for Paulding, Van Wert, and Allen are indicated.

INSPECTIONS:
 2:00 - 4:00pm
 Sunday, October 19
 Sunday, November 2

2
 8.934± acres

1
 1.342± acres

Lortie Rd

Griffith Rd

THE SCHRADER COMPANY

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

866.340.0445 **AUCTIONS**
SchraderFortWayne.com



OWNER: John and Maxine Mohr Estate, Nathan Williams Personal Representative

