

REAL ESTATE AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 3 Tracts: The combination of Tracts 1 and 2, and as a total unit. However Tract 3 bids may not be combined with Tract 1 or Tract 2 bids. There will be open bidding during the auction as determined by the Auctioneer.
DOWN PAYMENT: Tract 1: \$10,000 down payment and all other tracts, a 10% down payment on the day of auction with 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, 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. Seller reserves the right to reject any and all bids.
EVIDENCE OF TITLE: Seller(s) shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller(s) shall provide a Warranty Deed(s).
CLOSING: The balance of the purchase price is due at

closing, which will take place on or before June 19, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession on day of closing immediately following the closing.
REAL ESTATE TAXES: The 2026 Real Estate Taxes due in 2027 to be pro-rated to the date of closing.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. 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.
ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and 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 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 purchase will receive a perimeter survey only.
TRACT MAP and ACRES: Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and 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, 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.

East Allen County, IN REAL ESTATE AUCTION

Woodburn, IN

Monday, May 18th @ 6:00 PM

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne

CORPORATE OFFICE:
 950 N Liberty Dr • Columbia City, IN 46725
 800.451.2709 • 260.244.7606

FORT WAYNE OFFICE:
 7009 N River Rd • Fort Wayne, IN 46815

AUCTION MANAGER:
Jerry Ehle • 260-410-1996
 Jerry W. Ehle, RB14044208, AU19300123
 Schrader Real Estate & Auction of Fort Wayne, LLC,
 LC20700176 | Schrader Real Estate and Auction Company,
 Inc., AC63001504

866-340-0445
SchraderFortWayne.com

MAY 2026

SUN	MON	TUE	WED	THU	FRI	SAT
					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
31						



8.25[±] Acres

OFFERED IN 3 TRACTS OR COMBINATIONS

East Allen County, IN REAL ESTATE AUCTION

8.25[±] Acres

OFFERED IN 3 TRACTS OR COMBINATIONS



- 3 Bedroom/2 Bath Ranch Style Home
- Full Finished Basement
- 36' x 68' x 14' Pole Barn
- Awesome Elevated Scenic View Overlooking Riverbottom
- Fantastic Walk-Out Potential Building Sites
- Maumee River Access
- Hunting & Recreation

Monday, May 18th @ 6:00 PM

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SCHRADER REAL ESTATE & AUCTION
of Fort Wayne

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PERSONAL PROPERTY AUCTION:
 The personal property auction will be an online only auction and will close on Tuesday, May 19 at 6:00pm. Go to www.schraderfortwayne.com for photos, complete list and bidding. Mowers, Lawn & Garden, Tools, and more!



Auction Held At The Woodburn Community Center
 22651 Main St., Woodburn, IN 46797

SCHRADER REAL ESTATE & AUCTION
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East Allen County, IN

Woodburn, IN

REAL ESTATE

AUCTION

8.25[±] Monday, May 18th @ 6:00 PM

OFFERED IN 3 TRACTS OR COMBINATIONS

Acres

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

PROPERTY LOCATION: 22825 Kammeyer Rd, Woodburn, IN 46797. Located 7/10 Mile North Of Old U.S. 24, 1.4 Mile North Of New U.S. 24

TRACT 1: 2.69± ACRES COUNTRY LIVING WITH SPACE, FUNCTION & EXCEPTIONAL OUTBUILDINGS!

Don't miss this well-maintained 1-story ranch with a full finished basement, offering the perfect blend of comfort, practicality, and versatility—ideal for homeowners, hobbyists, or entrepreneurs alike! Step inside to find multiple inviting living spaces, including a cozy family room anchored by a stone fireplace with wood-burning insert, plus a bright front living room filled with natural light. The spacious eat-in kitchen features beautiful maple cabinetry, ample prep space, and a functional layout that connects seamlessly to the laundry/mudroom with garage access. This home offers 3 bedrooms, including a primary suite with private bath, along with a full half bath. You'll appreciate year-round comfort with central air, ceiling heat, vinyl crank windows, and the added



peace of mind of a Generac whole-house generator and Ring camera system. The **attached 2-car garage (19' x 18' with bump-out)** is a standout feature—offering a concrete floor, heat, garage door opener, attic access, and a convenient service door to the backyard. The extra storage space makes it as functional as it is practical. The **fully finished basement** is a major bonus—featuring expansive rec and family areas, a second wood-burning stove, and abundant storage. Mechanical highlights include a Bryant gas furnace with high-efficiency air cleaner, built-in humidifier, water treatment system, newer 50-gallon water heater, workshop area with sink, and 200-amp service.

Outside is where this property truly shines!

Enjoy a landscaped setting complete with private well, mound septic system, and additional storage shed. Enjoy the scenic view on the back patio underneath a 14 ft. Sunsetter motorized awning. The standout feature is the impressive 36'x68' all-metal barn—equipped with three oversized overhead doors (14'x16') with LiftMaster openers, concrete floors, 100-amp electric with RV hookup, keypad entry, and even a heated restroom. Whether you need space for equipment, business operations, vehicles, or recreational storage—this building delivers!

Endless potential. Move-in ready comfort. Hard-to-find outbuildings. This is a property you don't want to miss—plan to bid with confidence!

SELLERS: MICHAEL & SUE LOTHAMER, JAY KAMMEYER
AUCTION MANAGER: JERRY EHLE, 260-410-1996

Inspection Dates:

Sunday, April 26th • 2 - 4pm

Monday, May 4th • 5 - 7pm



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.



TRACT 2: 2± ACRE ELEVATED POTENTIAL WALK-OUT BUILDING SITE

Build your dream home with a view! This 2± acre tract offers an elevated setting ideal for a potential walk-out basement design. Partially wooded for privacy and character, the property features a natural contour that drops approximately 10–12 feet—perfect for taking advantage of scenic surroundings and added architectural appeal. With approximately 160 feet of road frontage, this tract provides convenient access while maintaining a peaceful, tucked-away feel. The lower portion lies primarily within the flood plain, enhancing the elevated homesite position.

Bonus Opportunity: This tract can be combined with Tract 1 to expand your acreage and provide additional access to lower elevation ground—offering flexibility for your vision.

Elevated views. Natural privacy. Prime building potential. Bid your price and secure this unique homesite!

TRACT 3: 3.56± ACRES ELEVATED BUILDING SITE WITH RIVER FRONTAGE

Rare opportunity with views of the Maumee River! This 3.56± acre tract offers a stunning elevated potential walk-out building site overlooking the field below and stretching toward the scenic Maumee River.

Boasting approximately 500 feet of road frontage and over 500 feet of river frontage (per Allen County GIS), this property combines accessibility with natural beauty. The lower elevation is largely within the flood plain, while the high ground provides an exceptional building location with breathtaking views. Nature lovers will appreciate the narrow wildlife corridor that runs through the property—making this an ideal setting for those seeking a peaceful, scenic retreat.

Important Auction Note: This tract consists of two tax parcels and is owned separately from Tracts 1 & 2. While bidding cannot be combined, the successful bidder of Tract 3 may purchase it alongside Tract 1 or 2 if also the high bidder on those tracts.

River views. Elevated homesite. Unique buying opportunity. This is one you won't want to miss!



See More Photos on Website



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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 Co. - 800-451-2709.

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