

Real Estate AUCTION

6717 CR 68, Spencerville, IN

DeKalb County

31.81± acres

Offered in 3 Tracts

- 1-Story Home on Partial Basement w/ Over 1,800 sq. ft.
 - 38' x 64' and 21' x 51' Pole Barns
 - Pond • Abundance of Wildlife
 - Excellent Hunting and Recreational Potential
- 3% Buyer's Premium



Tract 1



866.340.0445
SchraderFortWayne.com



Tract 2

Tuesday, July 14 at 6:00pm

Spencerville Community Center
Online Bidding Available

SCHRADER REAL ESTATE & AUCTION

of Fort Wayne



#LC20700176

7009 N River Rd
Fort Wayne, IN 46815 • 260.749.0445 • 866.340.0445

SCHRADER CORPORATE OFFICE #AC63001504, #CO81291723

PO Box 508, 950 N Liberty Dr, Columbia City, IN
800.451.2709 • 260.244.7606 • SchraderAuction.com

Auction Manager: Jared Sipe • 260.750.1553

Jared Steven Sipe #AU10700099, #RB14025024

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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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RC26-629

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Auction Terms & Conditions:

PROCEDURE: The property will be offered at oral auction in 3 individual tracts, combination of tracts, and the entirety. There will be open bidding on individual tracts, combination of tracts, and the entirety during the auction, until the close of the auction as determined by the auctioneer.

BUYER'S PREMIUM: Buyer(s) to pay winning accepted bid price plus a 3% buyer's premium (3% of winning bid) due at closing.

DOWN PAYMENT: A 10% down payment is due 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 2025 taxes payable in 2026 shall be paid by the seller. The 2026 payable in 2027 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, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions, 2024 survey by Foresight Consulting, and/or aerial photos.

SURVEY: A new boundary survey was completed by Foresight Consulting in December of 2024. The cost of that survey shall be split 50:50 between the seller and the buyer if the property sells together. If the property sells in a manner that creates new boundary lines, the cost for any post auction survey work shall be shared 50:50 between the seller and buyers and the seller shall pay for the original boundary survey. Final sales price shall be adjusted to reflect any difference between advertised acres and surveyed acres.

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, 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 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.

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6717 CR 68, Spencerville, IN

DeKalb County

31.81± acres

Offered in 3 Tracts



Auctioneer's Note: Discover the perfect blend of natural beauty, privacy, and opportunity with this exceptional DeKalb County property. Tucked away among mature timber and surrounded by peaceful countryside, this heavily wooded retreat offers a rare chance to own a private slice of nature. Regardless of your needs and budget, this property offers flexibility to purchase individual tracts, combine tracts, or purchase the entirety for a private, recreational paradise.

Tract 1: 9± acres mostly heavily wooded with gently rolling topography featuring a 1-story ranch home with over 1,800 square feet with some hardwood floors on a partial basement. There are 3 spacious bedrooms, 2.5 bathrooms, and a large family room with cathedral ceiling and stone fireplace. The kitchen has an abundance of cabinet and counter space. The home has forced air heat and central air. There is a 2-car attached garage and a rear wood deck. Tract 1 also features a 38' x 64' pole barn with concrete floor, metal roof and siding, electrical, water service just outside the barn and a 21' x 51' pole barn with gravel floor, metal roof and siding, and electrical. This tract has road frontage and access off CR 68.

Room Sizes	
Kitchen	12' x 12'
Dining	12' x 13'
Family	17' x 18'
Bedroom 1	13' x 14'
Bedroom 2	12' x 13'
Bedroom 3	10' x 11'

Tract 2 (Swing Tract): 6.81± acres of beautiful gently rolling wooded and grass land with a pond. The pond is 1± acres and approximately 15'-20' max depth, and stocked with bass, bluegill, and catfish. There is a wood deck on the south side of the pond. This tract also features its own well and septic system. This tract must be purchased in combination with Tracts 1 and/or 3, or an adjacent landowner with road access. This tract would make an excellent building site if purchased in combination with Tract 3 providing almost 23 acres of wooded and grass land, a pond, and an existing well and septic system. This tract would also combine well with Tract 1 with an existing home and outbuildings, giving you almost 16 acres.

Tract 3: 16± acre flag lot that is heavily wooded with gently rolling topography and road frontage and access off CR 68. Excellent hunting and potential recreational uses. This tract is currently enrolled in the Classified Forest and Wildlands Program through the Indiana Department of Resources. Please contact the auction company for more information regarding benefits of the program, limitations, and removing the property from the program.

Inspection Dates: Monday, June 22 • 5-7 pm
Saturday, June 27 • 10 am - Noon

Meet a Schrader Representative on Tract 1. Please call our office for a private showing if you cannot make the inspection dates.



Tuesday, July 14 at 6:00pm
Property Location: 6717 CR 68, Spencerville, IN 46788
Auction Location: Spencerville Community Center
5629 CR 68, Spencerville, IN • Online Bidding Available



3% Buyer's Premium

Owner: Estate of Curtis D. Wittwer, Personal Representative Jeremiah Wittwer, Attorney for the Estate Thompson Smith

Auction Mgr: Jared Sipe • 260.750.1553

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