Joan E. Bledsoe Inc. and the Estate of SELLERS: Bledsoe's

inspect any changes, corrections or additions to Please arrive prior to scheduled auction time to NEW DATA, CORRECTIONS AND CHANGES: HISTORICAL PHOTOS: Some historical photos **ZLOCK PHOTOGRAPHY**: Some pictures are for RIVT OR ANY OTHER ORAL STATEMENTS MADE, SALE TAKE PRECEDENCE OVER PRINTED MATE-

VAY ANNOUNCEMENTS MADE THE DAY OF THE person's credentials, fitness, etc. All decisions of from bidding if there is any question as to the Agents reserve the right to preclude any person discretion of the Auctioneer. The Seller and Selling and increments of bidding are at the direction and all parties relying on it. No liability for its accuracy, tained in this brochure is subject to verification by concerning the property. The information contions, investigations, inquiries, and due diligence for conducting his or her own independent inspecapproximate. Each potential bidder is responsible

TIODS

40± miles south of Battle Creek

40± miles north of Fort Wayne

5± miles northwest of Angola

is made by the Seller or the Auction Company. expressed or implied, concerning the property basis, and no warranty or representation, either The property is being sold on an "AS IS, WHERE IS' conditions outlined in the Purchase Agreement. all related materials are subject to the terms and All information contained in this brochure and DISCLAIMER AND ABSENCE OF WARRANTIES:

pany, Inc. and its representatives are exclusive AGENCY: Schrader Real Estate & Auction Comin your investigation of the property and will be erty. Inspection dates have been scheduled to help inquiries and due diligence concerning the proptheir own independent inspections, investigations, is responsible for conducting, at their own risk, PROPERTY INSPECTION: Each potential Bidder

greater than 10 acres shall be adjusted at closing Seller. The purchase price of all surveyed tracts of tor a new survey shall be determined solely by the auction will not require any survey work. Any need is no existing legal description. Most tracts in this the expense of any survey for any tract where there SURVEY: The Buyer(s) and Seller shall split 50:50 deletions will be made known prior to the auction. or aerial photos. Any corrections, additions, or

Crooked Lake

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acres day of sale.

proximate and have been estimated based on cur-ACREAGE AND TRACTS: Some acteages are apany, will be paid by the seller at closing, prorated to the date of closing. All back taxes, if **REAL ESTATE TAXES**: Real estate taxes shall be tact the Auction Company for more information. the existing leases on Tracts 5, 8, 9, 28 & 29. Con-POSSESSION: Possession is at closing, subject to Seller. All closing costs shall be split 50:50 between

applicable closing documents are completed by ariet ine auction day, of as soon ineteatief as CLOSING: The closing shall take place 30 days Owner's Policy of Title Insurance in the amount of EVIDENCE OF TITLE: The Seller shall provide an **DEED**: Seller shall provide Warranty Deed(s).

will be required to enter into purchase agreements APPROVAL OF BID PRICES: All successful bidders this procedure. Absolutely no oral registrations will representatives and there can be no exceptions to nized for prospects who have previously contacted

and not as a purchaser. A broker will not be recog-

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stating that the broker is acting solely as broker

at the auction site immediately following the close

u suy property to brokers participating in purbroker and prospect. No commission will be paid before the auction. Letters must be signed by both ary and must be postmarked at least seven (7) days 950 North Liberty Drive, Columbia City, IN 46725. with Schrader Real Estate and Auction Compa Broker must register their prospects in writing prospect pays for and closes on the property. ndou ciosing to any licensed dyoket of agent whose BROKER PARTICIPATION: A 2% fee will be paid be added to the final bid price and included in the

BUYER'S PREMIUM: A 3% Buyer's Premium will NEEDED, AND ARE CAPABLE OF PAYING CASH SURE YOU HAVE ARRANGED FINANCING, IF NOT CONDITIONAL UPON FINANCING, SO BE balance in cash at closing. YOUR BIDDING IS as down payment on the day of auction with the DOWN PAYMENT: 10% of the accepted bid price

auction site immediately following the close of the required to enter into purchase agreements at the to Court Approval. All successful bidders will be advertised with RESERVE PRICE will sell subject SOLUTE will sell regardless of price; all property within groups. All property advertised as ABindividual tracts and any combination of tracts PROCEDURE: The property will be offered in 29

chase of property and an affidavit may be required **AUCTION TERMS & CONDITIONS:**

http://www.in.gov/dnr/parklake/inns/potawatomi. 877-LODGES-1, or visit the website: and suites. Call for more information at location's inn includes 137 beautiful rooms Traveling in for the auction? The auction

Auction to be held in the Lake James Ball Room. into Pokagon State Park and Potawatomi Inn. onto 727. Continue straight as this is the road ramp onto 127 and turn left at the stop light Fort Wayne to exit 154. Turn left off the exit Inn at Pokagon State Park. Take 1-69 north of AUCTION LOCATION: At the Potawatomi

and CR 300 W and the Auction Tracts. Road I mile to the intersection of Bay View Road becomes Bay View Road. Continue on Bay View north on CR 200 W and travel 2 miles. CR 200 W W, and Havens Road. From I-69 – Exit 150, turn Bay View Road, Jimmerson Lake Road, CR 300 James and Jimmerson Lake channel, fronting on

PROPERTY JOON WILLGROVE PROPERTY LOCATION: Located along the Lake

unrestricted hours. skiing and water sports on Lake James with rides and the winter toboggan run. Great year round activities including horseback lake is home to Pokagon State Park, offering Bass, Bluegill, Northern Pike and Perch. The offers public access to waters teaming with County's many lakes. At 1,340± acres, the lake Lake James is a gem as one of Steuben

CONSIDER THE OPPORTUNITIES PROVIDED BY THIS RARE OFFERING.

Walk the rolling land, stroll the lakefront, and enjoy the setting provided by the lakes.

to buy at auction!

A once in a lifetime opportunity

Lake James

were added but the lakefront is yet to be səiiiliən noitqəəər ban təupand 1881 al elaimed the hotel and adjacent buildings. 1980 in from states away. A fire in 1980 live sock-hop broadcasts from Bledsoe's were the summer season. Radio station WOWO's рвасу слотава звиет дауѕ а шевк дигіпв from the start and kept the dance floor and squorg sizum bəllid-qot wərb llad əsnab of different shops. The success of Bledsoe's miniature golf course, arcade, and a selection Lakeview Golf Course (also built in 1962), cocktail lounge, a snack bar, the nine-hole free swimming beach, the "Beachcomber" Over the years the property included a

were added. The basketball camp ran for the was built and in 1962 the basketball facilities over the next 92 years. In 1953 the RV park Beach into a fun-filled location for all ages the Weldons and Milekens, growing Bledsoe's edge. Additional land was purchased from constructed a dancehall near the water's Bledsoe's purchase of land on which they began in 1919 with Charles and brother Roy Bledsoe's Beach at Lake James' history

מופליספי שפתבא







SCHRADER

950 North Liberty Drive Columbia City, IN 46725

AUCTION MANAGERS: Kevin Jordan 800-451-2709

Jerry Ehle 866-340-0445

AUGUST 2011 26

Call for Detailed Property Information

866-340-0445 SchraderAuction.com

Lake James

BEACH

Bledsoe's Banquet Hal

Lake James Trailer Park

Lakeview Golf Course

SNACK BAR

GIFT SHOP

800-451-2709





LAKEFRONT HOME

LAKEFRONT LOTS

 COMMERCIAL & INVESTMENT **PROPERTIES**

of trails for all skill levels.

you enjoy cross-country skiing the area is full

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State Park - draws more than 750,000 people

Across Lake James, Pokagon State Park

Pokagon State Park

preserves and many interesting parks and

area waters. The area includes several nature

nearby lakes. Fishermen are quick to praise

boating is allowed on both Lake James and

for everyone in Steuben County. High speed

With 101 lakes and three navigable

provides access beyond to 103± acres of water

310± acres, lies to the north of Lake James and

skiing and fishing year round. Snow lake, at

ers its own 200± acre basin for swimming,

Lake is a channel ride west of Lake James and

encompassing nearly 2,000 acres. Jimmerson

Lake James is part of a 5-lake chain

creeks and rivers, there are water activities

Local Area | Steuben County

in Big and Little Otter Lakes.

Chein of Lakes

Jimmerson Lake, as well as several other

County. Traveling at speeds of 40 miles per

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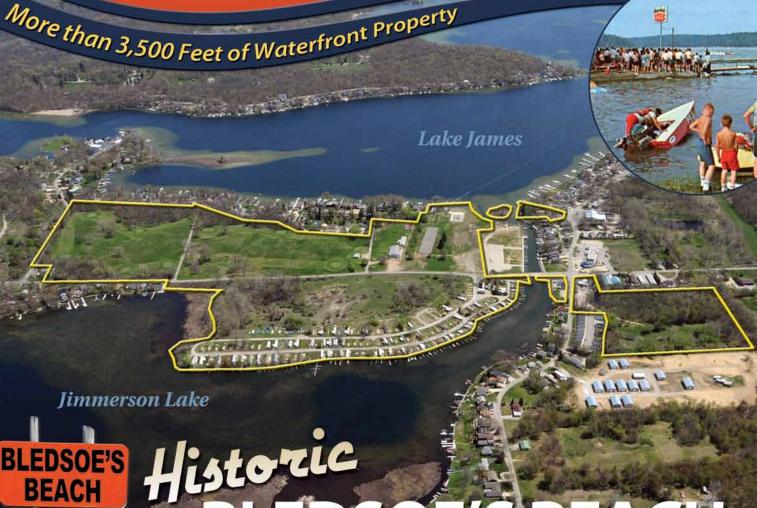
run of about 25 seconds down the track. If

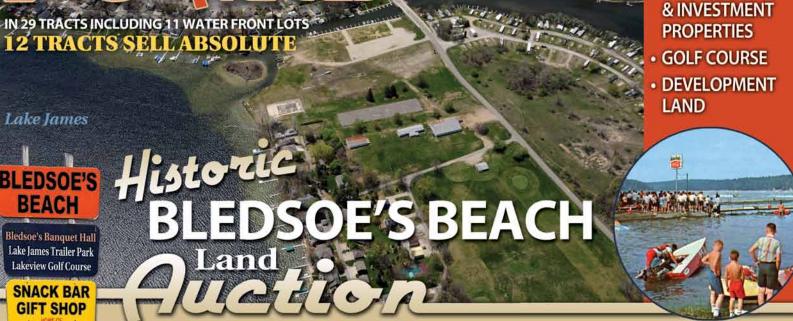
GOLF COURSE

DEVELOPMENT LAND

STEUBEN COUNTY • ANGOLA, INDIANA

11 WATER FRONT LOTS **12 TRACTS SELL ABSOLUTE**





THURSDAY, AUGUST 11 • 6:00 PM

STEUBEN COUNTY · ANGOLA, INDIANA

BEACH Bledsoe's Banquet Hall Lake James Trailer Park Lakeview Golf Course **SNACK BAR**

GIFT SHOP

LAKEFRONT

LAKEFRONT

COMMERCIAL

SCHRADER 800.451.2709

HOME

LOTS

BLEDSOE'S BEACH Land •

THURSDAY, AUGUST





MICHIGAN

Battle Creek

ОНЮ

INDIANA

Indianapolis 150 Miles

Inspection Dates:

Thursday, July 14th 6-8 PM at the buildings on Tract 19

Sunday, July 17th 1-3 PM at the home on Tract 1

Tuesday, July 26th 2-4 PM at the buildings on Tract 19

Meet a Schrader Representative for additional information.

Jimmerson Lake



POKAGON

Ln 490 Lake James





Historic STEUBEN COUNTY-AN BLEDSOE'S BEACH STEUBEN COUNTY • ANGOLA, INDIANA

More than 3,500 Feet of Waterfront Property Land

Chicago 150 Miles

ILLINOIS

THURSDAY, AUGUST 11 • 6:00 PM at the Potawatomi Inn, Pokagon State Park

		Tract	Appr. Size	Description	Zoning
	Absolute	1	69'x164'	Lakefront lot includes the 4-bedroom, 2478 sq.ft. home. Potential duplex and 69' +/- width, nice dock frontage on Lake James.	LR
	Absolute	2	86'x72'	Pie-shaped lot includes garage, upstairs studio, and new well.	LR
	Absolute	3	79'x155'	Lakefront lot with mature trees and great views of Lake James. Very desirable lot! Picture your dream home here! 79' +/- frontage on Lake James.	LR
	Absolute	4	48'x40'	Consider the possibilites on this platted lot. Potential homesite or combine with Tract 3.	LR
	Absolute	5	150'x75'	Great commercial property - currently leased to a bait store with private boat launch. Busy intersection with great visibility and lake frontage. 190' +/- of frontage on Jimmerson Lake Road and CR 300 W.	LB
	Absolute	6 & 7	50'x75' ea	Two nice lakefront lots. Currently used as parking for the bait shop. Consider purchasing separately, together, or combine with Tract 5. 50' +/- frontage each.	LB

AUCTIONEER'S NOTE: The Corner Landing Bait and Tackle business is not owned by Bledsoe's Inc. and is not offered for sale. However, the building and real estate are owned by Bledsoe's Inc. and will be auctioned subject to the in-place lease through the Spring of 2012.

Reserve	8	106'x150'	Corner lot. Current site of a donut shop. The improvements are not included with the lot. Great location on a busy corner.	LB
Reserve	9	50'x150'	Wooded lot. Potential location for your lake business!	LB

AUCTIONEER'S NOTE: The Tom's Donuts and Coney Connection business and building on this property is not owned by Bledsoe's Inc. and is not offered for sale. The real estate the improvements rest on is owned by Bledsoe's Inc. and will be auctioned subject to the in-place lease

	nents rest on is owned by Bledsoe's Inc. and will be auctioned subject to the in-place lease arough the Spring of 2012.				
Reserve	10	9.5+/- Ac	Large tract historically used for overflow parking. Rare acreage this close to the lakes!	MH & LR	
Reserve	11	50'x150'	Great lot with frontage on Jimmerson Lake Road.	MH	
Absolute	12	50'x152'	Wonderful Lake James waterfront and views! This nice lot should be the site of your home at the lake! Old cottage on lot.	LR	
Absolute	13	50'x124'	50 feet of Lake James frontage! Consider buying with Tract 12 for a large double lot with extraordinary views of the water. Two old cottages on the lot.	LR	
Absolute	14	10'x108'	This "swing" tract is an access lot down to the water. This lot may be combined with Tracts 13, 15, 16, 17 or may be bid on individually by the adjoining landowner.	LR	
Absolute	15	50'x100'	Nice lot for a cottage at the lake or a storage building. Consider combining with Tract 14 for access down to the water. Includes two old cottages.	LR	
Absolute	16	50'x100'	Open lot, perfect for a small cottage or garage.	LR	
Reserve	17	50'x100'	Open lot with elevated views of Lake James.	GB	
Reserve	18	4+/- Ac	Imagine the possibilities on this tract with 425' +/- of Lake James frontage, and great access from CR 300 W. This tract includes 1/2 ownership of the island at the head of the channel. Contact Auction Company for more information.	GB	
Reserve	19	7+/- Ac	Large tract including 64'x104' reception hall, two bunk house buildings, and a 73'x337' asphalt court.	GB	
Reserve	20-25	50'x100' ea	These six lots have access off of paved road and common access to Lake James through the Roby Place subdivision. Buy one or all of these lots! There is a shared well on Tract 24 that services Tract 19.	LR	
Reserve	26	16.77+/- Ac	Look at the potential this tract offers with road frontage on 3 sides. Currently used as part of the Golf Course, this tract includes roling topography and a small club house.	GB	
Reserve	27	18.45+/- Ac	The elevated area on the north end of this tract offers great views to the south - lots of potential with road frontage on three sides.	GB	
Reserve	28	2.5+/- Ac	Site of an existing campground with a great opportunity for future residential development. Contact the Auction Company for more information about continuing	MH &	
Reserve	29	25.5+/- Ac	to operate as a mobile home park. 2300' +/- of Jimmerson Lake frontage! These tracts will be sold subject to the existing leases through Spring 2010.	LR	

GB - GENERAL BUSINESS, LR - LAKE RESIDENTIAL, LB - LOCAL BUSINESS, MH - MOBILE HOME

AUCTION MANAGERS:

Kevin Jordan 800-451-2709 Jerry Ehle 866-340-0445



26 Lake James Travel using a





TRACT 27







ONLINE BIDDING

You may bid online during this auction at

GPS? Use these coordinates: 41° 41' 59.03" N 85° 02' 53.61" W

























