

REAL ESTATE: MONDAY, MARCH 18 - 6PM
PERSONAL PROPERTY: TUESDAY, MARCH 19 - 10AM

REAL ESTATE & PERSONAL PROPERTY AUCTION
 Quad Cities
 East Moline, IL • Rock Island Co.

23[±] Acres
 in 7 Tracts

• 5 Homes • Horse Facility
 • 17 Ac. Zoned Industrial 1

Great Investment Opportunity!

SCHRADER
 Real Estate and Auction Company, Inc.



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ONLINE BIDDING AVAILABLE

Trucks • Trailers • Carriages • Saddles • JD Gators • Shop Equipment • Horses



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800.451.2709
 SchraderAuction.com

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MARCH 2013						
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10	3	4	5	6	7	8
1	2	3	4	5	6	7

SCHRADER
 Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709
 AUCIONEER: Arden Schrader #441.000427,
 Broker #475.091834
 Schrader Real Estate & Auction Company, Inc. #444.000158

REAL ESTATE & PERSONAL PROPERTY AUCTION
 East Moline, Illinois
 • 5 Homes • Horse Facility
 • 17 Ac. Zoned Industrial 1

REAL ESTATE & PERSONAL PROPERTY
AUCTION
East Moline, Illinois
23± Acres in 7 Tracts

5 Homes
Horse Facility
Personal Property

REAL ESTATE AUCTION MONDAY, MARCH 18TH • 6PM

REAL ESTATE AUCTION LOCATION: Hampton Heritage Center. 251 S. State Avenue, Hampton, IL 61256. Approx. 5 miles south of I-80 at Exit 1 on SR 84/State Ave.

PROPERTY LOCATION: From the intersection of I-80 and IL 5 & 92 (Exit 4) take IL 5 & 92 West approx. 1 mile to 179th Street then south ¼ mile to TRACTS 1 & 2. FOR TRACTS 3-7 continue past 179th Street on IL 5 & 92 approx. ¼ mile to these parcels on the south side.

TRACT 1: 1408 179th Street North, East Moline, IL. 1 acre with a 2630 sq. ft. home. The home was renovated in 2006 and has 5 bedrooms, 2 baths, custom made kitchen and great room. Also situated on this parcel is a 72'x42'x17' Cleary pole barn built in 2007. Purchase this tract by itself or combine with TRACT 2 for a

TRACT 2: 5.2± acres with a 380'x80' Cleary pole barn built in 2002. 45 John Lyons (Horseman's Choice) stalls with ag lime base. An excellent 270'x60' arena with ag lime base as well. Insulated roof, plenty of access doors, tack rooms, customer viewing room and much more. Don't go try to duplicate this facility anywhere else!

TRACT 3: 17414 & 17410 Rt. 5 & 92, East Moline, IL. 2± acres with 2 homes. A 2308 sq. ft. 2 story Dutch colonial home and a 1478 sq. ft. ranch home. Also situated on this tract is a 46'x25' 4 stall horse barn. Consider this parcel in a great location with income producing capabilities.

TRACT 4: 17406 Rt. 5 & 92, East Moline, IL. 3 acres and a 2 bedroom, 936 sq. ft. home, and a 24'x14' garage. Investigate this potential!

TRACT 5: (Swing Tract) This tract contains 1.7± acres of land and must be purchased in combination with TRACT 4 or TRACT 6.

TRACT 6: 17220 Rt. 5 & 92, East Moline, IL. 1± acre with a 1344 sq. ft. home that was completely remodeled in 2011. New roof, siding, windows, kitchen, bathroom, mechanicals! Excellent condition in a wooded setting.

TRACT 7: 9.2± acres with excellent access and endless possibilities.



OWNER: Armstrong Stables
Dallas Armstrong 309-236-9675

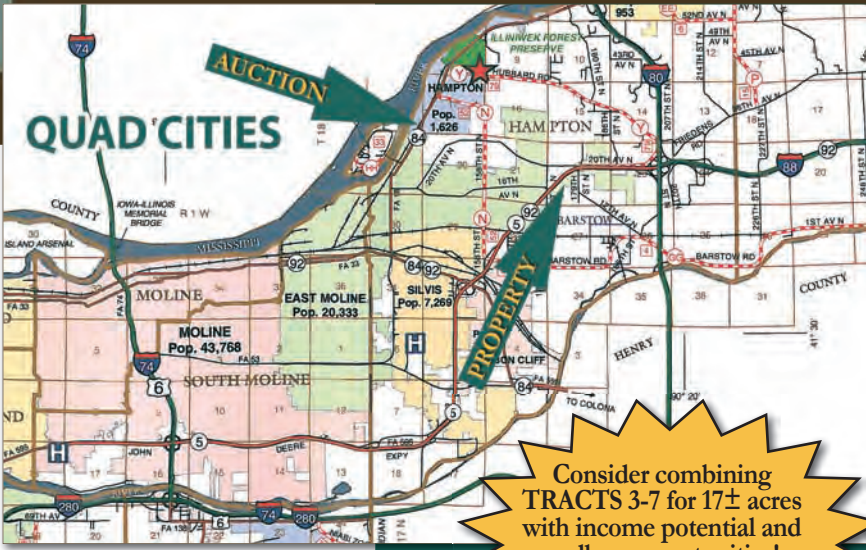
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AUCTION MANAGER: Arden Schrader 800.451.2709

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Consider combining
TRACTS 3-7 for 17± acres
with income potential and
endless opportunities!
TRACTS 3-7 are all zoned
I-1 light industrial.



REAL ESTATE INSPECTION DATES:
Friday, February 15th • 3-6PM
Saturday, February 16th • 10AM -2PM
Sunday, March 17th • 1-4PM



**HORSES & PERSONAL PROPERTY
INSPECTION DATES:**
Saturday, March 16th • 9AM-5PM
Sunday, March 17th • 10AM-4PM

PERSONAL PROPERTY AUCTION TUESDAY, MARCH 19TH • 10AM

AUCTION LOCATION: From the intersection of I-80 and IL 5 & 92 (Exit 4) take IL 5 & 92 West approx. 1 mile to 179th Street then south ¼ mile to AUCTION SITE.

TRUCKS & TRAILERS
2005 GMC Sierra SLE 3500 crew cab dually pickup, 4x4, Duramax diesel, auto, 111,235 miles, gooseneck bumper hitches • 2003 Chevrolet Silverado LS 2500 cab & half pickup, 4x4, auto, 160,590 miles, gooseneck & bumper hitches, bed cover • 1999 Ford F-150 Lariat pickup, cab & half, auto, 145,130 miles • 2000 Ford Windstar van, auto, 91,682 miles • 1999 Sundowner gooseneck horse trailer, 6 horse slant, mid tack, dressing room, canopy • 1999 Sundowner custom made gooseneck horse trailer, 32'x8', 10' inside height, side & rear ramps, winch • 1992 Eby custom made gooseneck horse trailer, 31'x8', 10' inside height, side ramp, winch • 25' JC gooseneck flat bed trailer, tandem, 7000 lb. axles, beavertail, folding ramps • 26' gooseneck flat bed trailer, tri-axle, 7000 lb. axles • 18' flat bed trailer, tandem axle • 14'x7' Bri-Mar tandem axle dump trailer, elec. hoist

CARRIAGES • WAGONS • HARNESSSES • SADDLES
2008 Roberts Cinderella Carriage, seats 6, with transparent enclosure • 2006 Great Pumpkin Cinderella Carriage, seats 8 • 2010 Roberts Vis-à-vis carriage, (like new) • Strands of Sleigh Bells • seasonal carriage decorations • 2008 Roberts Wagonette, roller bed design so it doubles as a cassion/ funeral wagon • 2007 Waverly covered wagon • 2007 Western tour wagon • 2012 Roberts pony cart • (18) Bio-Tech harnesses, (fit 1200 to 2000 lb. horse) • (18) Bio-Tech collars, 22"-27" • Timberwick snaffle bits • Bio-Tech pony harness, (NEW) • (3) red collar pads • 8" child's, basketweave saddle, 14" Billy Show barrel saddle, 13" youth barrel saddle, 12" pleasure saddle, (5) various western saddles, (5) various English saddles • many various bridles w/ bits • some new bits

(3) JOHN DEERE GATORS • HOELSCHER BALE GRABBER • DR WAGON • STABLE RELATED EQUIPMENT • GENERATORS • SHOP EQUIPMENT • FURNITURE • ROCKING HORSE • HORSES
John Deere 6x4 gator, elec. dump bed, 2140 hrs. • John Deere 4x2 gator, elec. dump bed, 2965 hrs. • John Deere 4x2 gator, elec. dump bed • 2006 Hoelscher #100 bale claw, 8 bale, skid loader mount • 2012 DR tandem axle wagon w/ hoist, (like new) • DR Walk behind brush mower • Viper gas post hole digger • 5' arena harrow • Draft horse stock, heavy duty, up to 20 hands • Priefert riding horse stock • wash rack • cones & rails for patterns, wooden & pvc, assorted jump standards • (140±) rubber mats, 4'x6'x3/4" • 15± 10' Behlen panels • 15± 8' Behlen panels • walk thru gates • (5) 8' pipe gates • Quonset hut shelter • rabbit hutches • (100±) T-fence posts • 4x4 treated posts • assorted 2" lumber, Pine, Spruce and Douglas Fir • 3' wide conveyor belting for rubber mats • (12) HD 3 place saddle racks • folding saddle racks • 5 tier rolling storage rack • tack boxes • bridles & bits of all kinds • halters • stable forks (NEW) • corner feeders, buckets, water tanks, tank heaters • barn fans, box fans • halters, leg wraps, etc. • whips • (5) Troxel riding helmets, small • (12) medium riding helmets, mostly Troxel • (5) Top hats • (5) poly folding picnic tables • charcoal grill • 5 hp, 220v vertical air compressor • acetylene torch, tanks & cart • 9 hp Karcher 3100 psi, gas pressure washer • 3 hp gas transfer/trash pump, 3" • MP 7000, MP 5500, MP 1500 watt generators, (all like new) • Multi-Power portable air compressor • Handy Man jack • 16' fiberglass ext. ladder • wooden ext. & step ladders • wheel barrows • Toshiba 55" television & stand • (2) VHS tape oak glass • doored cabinets • wooden computer desk • white painted dresser • hand carved large rocking horse • 20 HORSES: Go to our website www.schraderauction.com for full listing and descriptions.

TERMS: Cash or check with proper I.D. Not responsible for accidents.



REAL ESTATE AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 7 individual tracts, any combination of tracts subject to swing tract limitations, and as a total 24.8± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.
DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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. All final bid prices are subject to the Sellers' acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide Warranty Deed(s).
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession is at 30 days after closing.
REAL ESTATE TAXES: Real estate taxes will be pro-rated to the day of 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 has 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 acreages, dimensions, and proposed boundaries are approximate and 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 this auction. Any need for a new survey shall be determined solely by the Seller. 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 purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. 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.
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