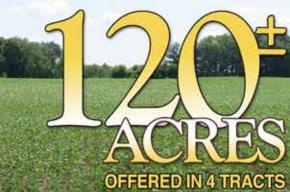


If you've always dreamed of owning a farm with tillable income-generating land, wooded recreational/hunting land in a great location, here's your opportunity!



· Private Setting with Mature Trees · Historic Farm House & Outbuildings · Manicured Woods with Trails · A Great Hunting Property

Personal Property Guction:

SATURDAY, SEPTEMBER 6, 10 AM · held on site Real Estate Quction:

TUESDAY, SEPTEMBER 9, 6 PM · held at Hamilton Town Hall



www.SchraderAuction.com





· WANICURED WOODS & OUTBUILDINGS HISTORIC FARM HOUSE

SEES THEES PRIVATE SETTING

Pleasant Lake, TN Steuben County

51 SS S3 S4 S2 S6 SL

e-mail: auctions@schraderauction.com 260-244-7606 · 800-451-2709

950 N. Liberty Dr., Columbia City, IN 46725

אפשן Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

auction. All final bid prices are subject to the Sellers the auction site immediately following the close of the

down payment may be made in the form of cashier's auction for individual tracts or combinations of tracts. The

DOWN PAYMENT: 10% down payment on the day of tract combinations and the total property may compete. auction as determined by the Auctioneer. Bids on tracts, (WITH SWING TEACT HIMITATIONS) AND COMPINATIONS DUTING THE 120± acre unit. There will be open bidding on all tracts individual tracts, any combination of tracts and as a total PROCEDURE: The property will be offered in 4 Auction Terms & Conditions:

SURVEY: A new survey will be made where there is no been estimated based on current legal descriptions. ACREACE: All boundaries are approximate and have

tenant's rights for the remainder of the 2014 crop year.

REAL ESTATE TAXES: Buyer shall assume real estate

related matters. All tracts sold "AS IS".

matters of record, general conditions of title to brovide merchantable title to the property subject to surance in the amount of the purchase price. Seller agrees

outlined in the Purchase Agreement. The property is being elated materials are subject to the terms and conditions DISCIPILIER AND ABSENCE OF WARRAN-

Inc. and its representatives are exclusive agents of the AGENCY: Schrader Real Estate and Auction Company MINERAL RIGHTS: The sale shall include 100% of the

FSA INFORMATION: Contact Auction Company for

antvey(s) provided shall be for the perimeter only, when created by the tract divisions in this auction. Any new existing legal description or where new boundaries are

MATERIAL OR ANY OTHER ORAL STATE-THE SALE TAKE PRECEDENCE OVER PRINTED ANY ANNOUNCEMENTS MADE THE DAY OF there is any question as to the person's credentials, fitness,

reserve the right to preclude any person from bidding if is subject to verification by all parties relying on it. No the property. The information contained in this brochure tor conducting his or her own independent inspections, similar or tracts are combined. Buyer(s) and Seller shall share survey are approximate. Each potential bidder is responsible Company. All sketches and dimensions in the brochure ing the property is made by the Seller or the Auction

Real Estate and Personal Property 2 AUCTIONS · 2 DATES

Pleasant Lake. IN







INSPECTION DATES: Thurs., August 7. 5-7 PM and Sun., August 24.

Real Estate: TUESDAY, SEPTEMBER 9 • 6 PM

Real Estate Auction held at Hamilton Town Hall, 900 S. Wayne Street, Hamilton, IN 46742

2-4 PM Meet a Schrader representative at the home on Tract 2















Personal Property Auction held on-site

DIRECTIONS TO PROPERTY: 5730 S. 200 E., Pleasant Lake, IN, From IN-427 in Hamilton. turn west on E. Bellefontaine Road and travel 3 miles to stop sign. Continue straight on 200 E. and travel ½ mile to property on east side.









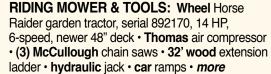




TRACTORS, FARM RELATED EQUIPMENT,

& MISC.: IH Farmall 656 gas tractor, serial 33912S, wide front, 16.9-34 rear tires, fenders, single remote, 3 pt., 6,063 hrs. • IH McCormick Farmall 706 gas tractor, serial 11497S-Y, narrow front, 18.4-34 rear tires, single remote, fast-hitch, 4.095 hrs. • fenders for IH706 • (8) IH front weights • 18.4-34 T-rail duals w/ brackets • (2) heat houses for IH tractors • 12' JD disk • 14' Oliver 235 field cultivator • 12' JD harrow • 8' Oliver disk • cutter • hav pulley • 2' buzz saw blade • single & 9' crowfoot culti-packer • IH 540 4-bottom Moldboard double trees • trip reel for corn planter • milk pail • plow • 3 pt. 7-shank chisel plow • Case R645 4-bar wooden rake · railroad jack · oil & kerosene lamps · hav rake on steel • 3 pt. 8' Imco grader blade • Oliver Kerosene water tank heater · large rendering kettle · 14' field cultivator • IH Crop 3488 2-bottom plow • JD platform scale · double wash tub · drying rack · and 1240 4-row planter w/ front harrow, bean plates, & more

insecticides • New Idea PTO driven manure spreader heavy duty 3 1/2'x7' 2-wheel trailer (no title) • 7'x14' flat rack with metal grain sides • 12"x16' Harvest Handler aluminum grain elevator • 200 & 300 gal. gravity flow fuel tanks · Ag Star hog water · (2) Universal 8-hole hog feeders • (8) 16' hog panels • misc. wood gates • assortment of T-posts · fence stretcher · and more



ANTIQUE FURNITURE: step-back cupboard · tiger-oak buffet · antique dressers · large dining room table with ornate legs · Duncan Phyfe style drop-leaf table • 4 dining room chairs • gate-leg table • several unique lamps · wood quilt chest · child's desk · butcher table · head/foot boards & bed frames · several furniture project pieces

COLLECTIBLES: Hull · Carnival glass · misc. Fire King dishes • ruby glass • milk glass • frosted

pitcher & glass set · crock-style coffee set · crock

FURNITURE & APPLIANCES:

Maytag washer • Kenmore dryer

brown couch & matching loveseat

brown print couch • blue recliner •

table & 4 chairs • glass-front china

head/foot boards · dressers · kitchen

cupboard · small glass-front

stackable chairs • desk • coffee

& end tables · filing cabinet ·

large decorative mirror • more

cabinet • TV's • 5 padded

Gibson refrigerator • **Kenmore** range

bowls · several clear glass dishes · cream & sugar sets · candy dishes · green splatter-ware pail · 2 Surge stainless steel milkers in excellent condition • pocket watches · men's wrist watches · and more















AUCTION: On S. Wayne Street/IN-427 just ½ mile south of IN-1 in Hamilton (across from Hamilton Community School Complex).

DIRECTIONS TO REAL ESTATE

TRACT 1: 64.8± acres with 39± acres of tillable land. Morley silt loam and Martinsville loam are the predominant soil types. Balance of the acreage is wooded with mixed hardwoods. Tract 1 also has a stream which meanders through the wooded land. This is an excellent opportunity to own a hunter's paradise with deer, turkey, and other wildlife in abundance! Investigate the income potential with crop land and timber. Over 1,000' of frontage on 200 E.

TRACT 2: 3.7± acres includes the historic 2-story farm house on a beautiful, private setting with mature trees and outbuildings. Main level consists of a breakfast area in the kitchen, large dining room, living room, family room, bedroom, and bath. The ornate wood staircase leads to the 4 bedrooms and nursery upstairs. The partial basement includes an LP furnace and a wood burner along with a large storage room. The home has a 3" well and original wood flooring throughout. Outbuildings include a 60'x40' large bank barn, a 40'x26' barn, a 26'x18' granary, a 20'x12' chicken coop, and corn crib. The buyer would be required to install a county approved septic system in order to occupy the home.

TRACT 3: 17.8± acres with 15± acres tillable (SWING TRACT): The soils are primarily Glyn-wood silt loam and Morley silt loam. Tract 3 must be purchased in combination with any tract or combination of tracts with road frontage or by an adjoining land



TRACT 4: 33.7± acres (SWING TRACT). 25± acres of tillable crop land consisting of Morley silt loam and Boyer-Ormas loamy sand soils. The remaining acreage is wooded with mixed hardwoods. This property is perfect for the hunter and wildlife enthusiasts with a secluded setting and breath-taking views! Consider combining Tract 1 and Tract 4 for over 98± acres with endless possibilities. Tract 4 must be purchased in combination with any tract or combination of tracts with road frontage or by an adjoining land owner.

Annual Real Estate Taxes for 2013 \$1,689.20.

FSA Information available upon request.



TRACT 2

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 Kevin rdan at Schrader Auction Co., 800-451-2709.





MoC2

GnB

MbC

Со

Morley silt loam

Boyer-Ormas loamy sands

Pewamo silty clay loam

Glynwood silt loam

Martinsville loam

Houghton muck

Cohoctah sandy loam











(some vintage) • and more

HOUSEHOLD: microwave · coffee maker ·

toaster · large assrt. pots & pans · Corelle dish sets

(gold & blue patterns) • Pyrex • misc. cook & bake

ware · large & small pressure canners · canners ·

clear & green canning jars · roasters · knife sets ·

serving bowls & trays · plates, bowls, cups, saucers ·

vases · pictures · picture frames · storage shelves · 2 wheelchairs, walker, cane · Christmas decorations



OWNERS: Sharon Baxter. Patricia Jackson, Gary Jackson, **Elaine Myers, DeAnn Hurraw**

TRACT 2

Auction Managers: Roger Diehm 800-451-2709 Dale Evans 260-894-0458