

TERMS AND CONDITIONS

PROCEDURE: This property will be offered in 1 tract and as a total 2.7± acres.

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 Seller's acceptance or rejection.

DOWN PAYMENT: \$2,000 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.

CLOSING: The balance of the purchase price is due at closing, which shall take place within 15 days from delivery of marketable title. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Pro-rated to the day of closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

SURVEY: The Seller(s) shall provide a survey that was completed in October 1, 2013 by Bunnell Surveyors.

AGENCY: Schrader Real Estate and 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 conduction 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 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.



P.O. Box 508, 950 N. Liberty Dr.
Columbia City, IN 46725

Auction Manager: Ritter Cox
#AC63001504, #AU08G00254

AUGUST 2014						
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



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800-451-2709

260-244-7606



4589 W. 800 S., WABASH, IN
WABASH COUNTY

3 BEDROOM COUNTRY
HOME ON 2.7± ACRES

JD GARDEN TRACTORS

TOOLS

FURNITURE

COLLECTIBLES



Real Estate &
Personal Property
AUCTION



SATURDAY, AUGUST 23RD
10:00 AM PERSONAL PROPERTY
12:00 PM REAL ESTATE

Real Estate & Personal Property AUCTION

4589 W. 800 S., WABASH, IN

SATURDAY, AUGUST 23RD

10:00 AM PERSONAL PROPERTY

12:00 PM REAL ESTATE

REAL ESTATE AT 12 NOON

DIRECTIONS: From the intersection of St. Rd. 13 & St. Rd. 15, south side of Wabash, IN, travel south on St. Rd. 13 3 miles to St. Rd. 124, then west (right) to Co. Rd. 400W, then south (left) 2 miles to Co. Rd. 800S, then west (right) approximately ½ mile to auction.

REAL ESTATE: 2.7± acres which includes charming country home with approximately 1900 sq. ft., 1.5 story, 3 bedroom, 1 bath, kitchen, large garage with 12' overhead door, 28'x30' storage shed, 12'x16' summer kitchen and 12'x76' storage shed. Private setting with large mature trees. Opportunity for country living with building for 4-H projects.



Auctioneer's Note: Mr. Smith drove semi for a living. A lot of truck related items. Home will be available for immediate possession at closing. Don't miss this chance for beautiful country setting with off road privacy.

OWNER: WILMA L. SMITH
AUCTION MANAGER:
REITER COX - 260-609-3306

260-244-7606 • 800-451-2709



PERSONAL PROPERTY AT 10:00AM

JD 400 lawn mower, 60" hyd. deck, 3 pt, front hyd. • JD 140 lawn mower, 48" hyd. deck, front hyd. • 48" JD snow blower, front mtd. • 54" JD snow blade • pull type yard sprayer, elec. pump • pull type lawn roller • pull type yard fert. sprayer • 16" hedge trimmer • 38" yard sweeper • yard cart w/ tilt bed • MTD push mower • Lawn Boy push mower • Rotocul garden tiller • Troy Bilt chopper, shredder vac., 5 hp motor, (like new) • torch set w/ gauges • gas motor for elevator • (12) chain binders • misc. log chains • misc. hand tools • 10' extension ladder • Sears portable air conditioner 150 psi • portable grease & fluid dispensers • 1 ½ ton floor jack • Solar 225 amp welder • (3) 20 ton hyd. jacks • Snap On torque wrench • Wright ¾ drive socket set • 7 ¼" circular saw • gear wrenches • electric paint sprayers • crescent wrenches • chain hoist • ½ electric drill • portable heaters • semi 5th wheel assembly • 26-12-0 tire & rim • metal shelving • gas cans • old motor oil cans • spades, shovels, scythes, post hole digger • buck saw, hay knife • misc. native lumber • hand sprayers • misc. lubricants • misc. spray paint • bolt & nut organizers • galvanized tubs • brassing rod • hand saws • rubber mallets & hammers • older cb radios, base station • window air conditioner • brace drill w/ bits • misc. items from trucking business • 1000 gal. LP tank • Kenmore side-by-side refrigerator/freezer • Montgomery Ward elec. dryer • Gibson refrigerator/freezer • Whirlpool washer & dryer, elec., (nice) • sugar & flour dispensers • serving cart • metal storage cupboards • paper shredder • food processor • Juice Factory 2000 juicer • Black & Decker food processor • coffee pots • lots of blankets & linens • 5 drawer chest • Amana side-by-side refrigerator/freezer • Kitchen table w/ 4 chairs • metal roasters • bake & pie pans, bowls • entertainment center • floor lamps • 2 drawer file cabinet • Kirby sweeper • Reel to Reel projector • lawn chairs • wood glider • picnic table • Schwinn antique bicycle • iron butcher kettle w/ stand • Royal racing sled • Schwinn exercise bike • fishing pole & equipment • (2) Zenith color TV's • Zenith VCR player • Bushnell binoculars • wood secretary desk • Duncan phif drop leaf table w/ 8 chairs • recliner chair • Health Rider exercise machine • leather rocker recliner • Wurlitzer piano w/ bench • misc. music • misc. lanterns • misc. books • Seth Thomas mantel clock w/ key • (3) sets of silverware w/ box, 1 Rodgers • Fenton bowl • crock bowls • Singer sewing machine w/ cabinet & chair • wood glass door cabinet • set of Paden City china, set of 8 • (2) Bavaria bowls • Germany painted bowl • misc. dishes & cooking equipment • baby basinet • picnic basket • Falstaff beer sign • sausage press • New Daisy glass butter churn • Philco antique radio • microwave oven • Slingerland full set of drums • Treadle sewing machine (restored) • full size bed & mattress • card table & chairs • Power play hockey set • cedar blanket chest • Smiths bible dictionary • (2) quilts • Kerosene lamps & heaters • (2) upholstered rockers • full size adjustable bed w/ controls & mattress • lots of 45 records • China head doll (missing arms) • portable potty chair • misc. household related to numerous to list



www.schraderauction.com



OPEN HOUSE:

SUNDAY, JULY 27 • 1:00 - 3:00 PM

SUNDAY, AUGUST 10 • 1:00 - 3:00 PM