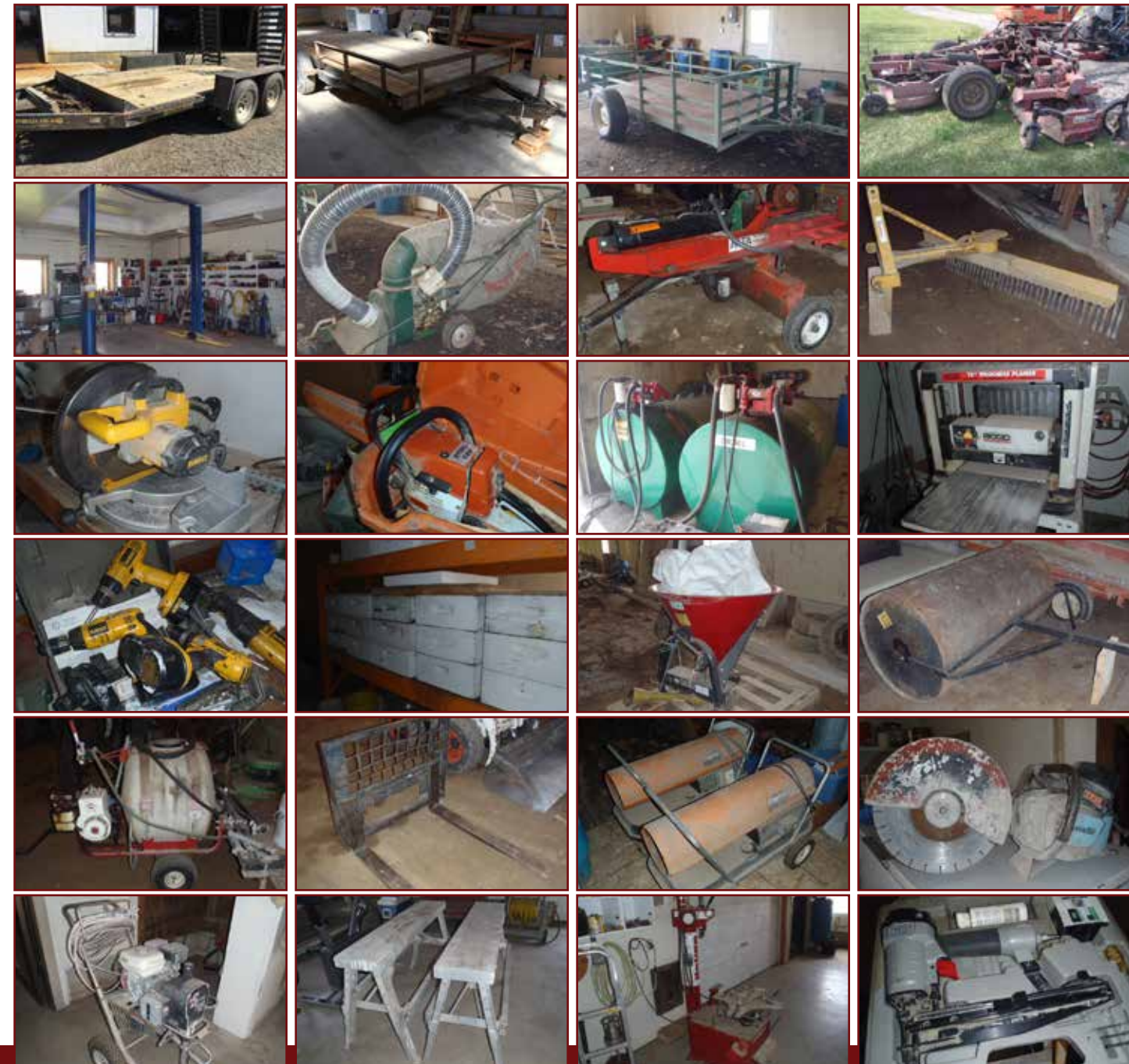




**AUCTION HELD AT PEACE LUTHERAN CHURCH** (355 E. State Rd., 120, Fremont, IN)  
**PROPERTY LOCATION:** Steuben County, Clear Lake Township, Section 31 • 7885 E. 500 N., Fremont, IN. Located just One Half Mile South of 120. Take 120 East out of Fremont to 850 E and turn South to E. 500 N.



**AGENCY:** Schrader Real Estate & Auction Company and its representatives are exclusive agents of the Seller.  
**DISCLOSURE:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be the responsibility of the Buyer.  
**DEED:** Seller shall provide a Warranty Deed(s).  
**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be the responsibility of the Buyer.  
**POSSESSION:** Possession of Tracts 1 and 2 on day of closing, immediately following the closing. Possession of Tracts 3, 4, 5, 6, 7, and 8 subject to tenant/farmer's 2015 crop. Possession of wooded tracts 4 and 6 on day of closing.  
**ACREAGE:** All tract acreage, 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 the tract divisions in the auction create new boundaries. Seller and successful bidder shall each pay half (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 purchase will receive a perimeter survey only.  
**PREMIER DRAIN TILE EASEMENT:** Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Steuben County Board of Health.  
**PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER ARE FINAL.**



**AUCTION MANAGER:**  
JERRY EHLE  
260-749-0445 | 866-340-0445  
AC63001504 • AU19300123 • AU01026980  
CORPORATE HEADQUARTERS  
950 N. Liberty Dr., Columbia City, IN 46725  
Follow us on: YouTube, Facebook, Twitter

**866-340-0445**  
**SchraderAuction.com**  
**SchraderFortWayne.com**

**Real Estate & Personal Property** ★ Steuben County, Indiana

# Auction

**140 Acres**

**PREMIERE NORTHEAST INDIANA FARM**

**2 Custom Built Homes • 6 Acre Lake • Productive Tillable Soils • Great Hunting Woods • Scenic Building Sites**

**Offered in 8 Tracts or Combinations**

**WEDNESDAY, MAY 20 • 6 PM**

**SATURDAY, MAY 23 • 9 AM**

Held at Peace Lutheran Church, Fremont, IN.

**• Vehicles & Equip. • Lawn & Garden • Implements • Shop Equip. • Tools • Firearms • Misc**

**Real Estate & Personal Property** ★ Steuben County, Indiana

# Auction

**140 Acres**

**PREMIERE NORTHEAST INDIANA FARM**

**2 Custom Built Homes • 6 Acre Lake • Awesome Outbuildings • Productive Tillable Soils • Great Hunting Woods • Scenic Building Sites**

**Offered in 8 Tracts or Combinations**

**WEDNESDAY, MAY 20 • 6 PM**

Held at Peace Lutheran Church, Fremont, IN.

**ONLINE BIDDING AVAILABLE**

**SATURDAY, MAY 23 • 9 AM**

Held at 7885 E. 500 N., Fremont, IN.

**Vehicles and Equipment • Implements • Lawn and Garden • Outdoor Items • Shop Equipment • Tools • Firearms • Misc**

**SchraderFortWayne.com** **SCHRADER REAL ESTATE & AUCTION of Fort Wayne** **866.340.0445**

# 2 DATES!

# AUCTION

Real Estate & Personal Property

Steuben County, Indiana



## Personal Property

### SATURDAY, MAY 23 • 9 AM

**PREVIEW:**  
FRIDAY, MAY 22  
12 NOON - 5PM

**AUCTION HELD ON SITE:** 7885 E. 500 N., Fremont, IN. **PROPERTY LOCATION:** Steuben County, Clear Lake Township, Section 31 • 7885 E. 500 N., Fremont, IN. Located just One Half Mile South of 120. Take 120 East out of Fremont to 850 E and turn South to E. 500 N.

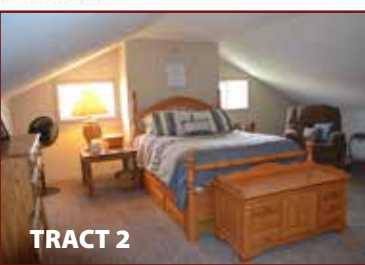
**AUCTION HELD AT PEACE LUTHERAN CHURCH** (355 E. State Rd., 120, Fremont, IN)  
**PROPERTY LOCATION:** Steuben County, Clear Lake Township, Section 31 • 7885 E. 500 N., Fremont, IN. Located just One Half Mile South of 120. Take 120 East out of Fremont to 850 E and turn South to E. 500 N.

**PREMIERE NORTHEAST INDIANA FARM**  
**2 CUSTOM BUILT HOMES • 6 ACRE LAKE**  
**AWESOME OUTBUILDINGS**  
**PRODUCTIVE TILLABLE SOILS**  
**GREAT HUNTING WOODS**  
**SCENIC BUILDING SITES**



**OPEN HOUSE:**  
**To Preview Real Estate**  
**SUNDAY, APRIL 26 • 2-4PM**  
**MONDAY, MAY 11 • 5-7PM**  
or Call Office for Private Showing!

**TRACT DESCRIPTIONS:**  
**TRACT 1: 20 ACRES WITH LAKE ACCESS & WOODS.** This tract has it all! It includes part of the lake, an awesome potential building site, and approximately 10 acres of great hunting woods. There is a 50 foot access off of E. 500 N. and runs back nearly a half mile deep. There is an open stream that borders along the woods part and a mowed path through the entire length of the woods.  
**TRACT 2: 2 CUSTOM BUILT HOMES, BUILDINGS, PART OF LAKE, ON 12.5 SCENIC ACRES!** This tract includes part of the 6± acre lake.  
*CUSTOM BUILT BY THE OWNER,* The main house is situated on a large lawn with an absolutely beautiful view of the entire farm. It boasts over 3100 square feet of finished living area! It has 4 bedrooms, 3 baths, 2 kitchens, and 2 utility rooms. The main level is elevated and includes a bright open kitchen with views out the back of the farm. Step into the living room from the kitchen and enjoy plenty of open entertainment area. The spacious master bedroom with master bath and closets is also on the main level. The first of two utility rooms is situated off of the 2 ½ car garage. There is a spectacular full length covered deck (56 feet) off of the back of the elevated main level that offers the most beautiful views of the farm.  
The lower level features another full kitchen, 2 bedrooms, full bath, a fantastic pantry room, and the second utility room. This level has a finished entertaining area with a gorgeous field stone woodburning fireplace. There is a walk-out onto the large covered patio area.  
The home has two 200 amp electrical panels, and is heated with a Lennox gas forced air furnace. Extra wide sidewalks and hundreds of plantings highlight the awesome landscape of this home.  
The second home was also custom built by the owner and features 3 bedrooms and 1 ½ baths. It has a beautiful kitchen / living room area with a woodburning fireplace. There is a covered porch and two car garage. Great additional family member home, in-law home, rental potential!  
**OUTBUILDINGS:** The metal building features 60' x 34' area with concrete floor and 3' poured walls. There is a 14' x 12' overhead door with an 18' outside concrete pad. Large overhead vapor lighting inside. There is a 32' x 40' enclosed area at the opposite end of barn with dirt floor, and 8' poured walls. There is an 18' opening with double slider doors.  
The large shop and storage barn is a total length of 320 feet. The shop area is 40 x 44 with woodburning furnace. There is tons of lighting and all concrete floor. There is a 9' H x 20' W overhead door. The ceilings are 10' plus. There is an



additional 15' x 18' heated room plus a 15 x 20 break area room with ½ bath. The remaining part of the building is 282' x 40' with dirt tiled floor and lighting the entire length. There is an overhead door into the shop area and an overhead door at the end. Huge storage above the building in a walk-up attic area.  
**\*\*COMBINE TRACTS 1 AND 2 FOR AN ABSOLUTE "ONE OF A KIND" 31 ACRE ESTATE!**

**TRACT 3: 40± ACRES:** Mostly all tillable acreage, this tract features the combination of the productive Rensselaer loams and drained Houghton muck soils. There is a few acres of the woods on the east edge. The entire west property line is the open drain. There is 50+ feet of access off of E. 500 N.  
**\*\*COMBINE TRACTS 1, 2, AND 3 FOR AN AWESOME 73 ACRE FARM!**

**TRACT 4: 13± ACRES OF ALL WOODS.** This tract has a 50' easement access from E. 450 N. This tract offers a very private potential building site, or a perfect private hunting & recreation site!

**TRACT 5: 15.5± ACRES OF MOSTLY TILLABLE PLUS SOME WOODED ACRES.** This tract again, offers lots of opportunities. The combination of Rensselaer loam and drained Houghton muck soils for farming. Also, a gorgeous, very private potential building site set back off of the road with woods backdrop.

**TRACT 6: 13 ACRES OF WOODS.** This tract offers great hunting with 50' access easement off of E 450 N. Also, another potential building site in the woods with mowed paths for recreation.

**TRACT 7: 8 ACRES MOSTLY TILLABLE ACRES.** This tract has 250+ feet of owned access off of E. 450 N. It runs over 900 feet deep.

**TRACT 8: 18± ACRES OF MOSTLY TILLABLE ACRES.** This tract has nearly 600 feet of road frontage along E. 450 N. It is a combination of mostly Rensselaer loam and Glynwood silt loam. Good productive soils for farming or possible small estate site!



**SELLER: STEVE JACKSON**  
**AUCTION MANAGER: JERRY EHLE**  
**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne  
**260-749-0445 • 866-340-0445**

- VEHICLES AND EQUIPMENT**
- 2002 Schaeff HR 16 mini excavator, new tracks, with 12" & 16" buckets, 3081 hrs.
  - 763 Bobcat skid loader, front hyd., 5.5' bucket, ser#512244171
    - Bobcat 4' industrial pallet forks
    - Bobcat 607 backhoe with 16" & 12" buckets
    - Bobcat 66 industrial grapple bucket
    - Bobcat 24" power auger
    - Bobcat 12" power auger
  - 1986 Ford 3910 utility tractor, diesel, ROPS, 1858 hrs, ser#C76327
  - 1973 Mack dump truck, diesel rebuilt engine, 12' bed
  - 1999 Chevy Blazer, 4x4, 4.3L, leather int., with Meyer 6'8" snow plow, 150k miles
  - Bush Hog 11' Tri-Deck 1100 commercial finish mower, hyd. fold
  - '98 Texas Bragg 6'x12' hydro. dump trailer, 12,000 GVWR
  - JD Gator 6x4 with hydraulic dump bed, 1753 hrs.
  - JD Gator 6x4 with manual dump bed
  - Tow dolly car hauler
  - 6'x10' heavy duty trailer, with stored ramps
  - (2x) 4'x8' tilt trailers
  - '99 Arctic Cat 600 Fastrack snowmobile, with gas suspension
  - '98 Arctic Cat 600 Twin snowmobile

- IMPLEMENTS**
- 8' Ford 201 3 point disc • 7' Ford 701 sickle bar mower • 6' King Kutter landscape rake • 6' Gill grader box, all adjustable • 3 pt 6 bushel rotary spreader • 6' rotary mower • 8' double beam driveway grader-drag • IH #10 bale thrower • MTD Honda 8HP log splitter, 26" • (2) Warn 8274 electric 8000 lb. cable winches, bumper mount

- LAWN AND GARDEN**
- John Deere GT235 18HP 48" riding mower • (2) 10.5 HP Swisher 44" tag along pull mowers • Simplicity 4208 Hydro. mower • Simplicity 4212 hydro. Mower • 48"x24" lawn roller • 30" lawn plugger aerator • 30 gal. pull sprayer with 10' booms • 8HP Billy Goat walk behind vacuum • 4HP Yardman front tine tiller • large selection of lawn & garden tools • post hole diggers • log cant • wheel barrows • Stihl Farm Boss, 026 & 044 chain saws, one 30" • Poulan chain saws • Poulan 22" gas hedge trimmer • Stihl BG85 gas blower

- OUTDOOR ITEMS**
- Pond raft with fiberglass diving board • several active bee hives • bee hive boxes • 3 cord seasoned split firewood • 10' chain link gate • galvanized pier posts • many steel fence posts • (12+) deck-pool lounge chairs

- SHOP EQUIPMENT**
- (2) 500 gal fuel tanks with electric Tuthill pumps • Rotary SP 09-200 car lift, 9,000 lb. capacity • 3' square forklift work platform • 22' aluminum ext. ladder • 12' aluminum stepladder • fiberglass step ladders • pallet racking shelving-18 uprights-5' tall by 36" • Puma 6 HP 50 gal vertical air compressor • Coats 5030E tire machine • acetylene torch set • parts washer • Wen 3500 generator • many log chains & binders • (3) 3'x5' commercial dollies • 4'x8' plywood sheet saw • 3T engine hoist • (2)pneumatic 20T jacks • (2) Dayton salamander heaters • Honda 11 HP power washer • Titan spray 700 commercial airless sprayer, with 4 HP Honda gas engine • Delta bench top drill press • Lincoln 225 arc welder • 6" bench vise • Delta table saw • (2) floor jacks • battery chargers • booster jumper • 5' square welding table • (2) David White ALT6-900 transit levels, with tripods & sticks

- TOOLS**
- Snap On 28"x55" 2 section rolling tool box • Rigid 13" surface planer • Target gas powered concrete saw • Ryobi 14" metal cut off saw • Dewalt 12" compound miter bow • Makita 10" miter box • bench grinders • Hilti red head fastener • tile cutters • electric tile saw • Porter Cable air nail gun • several Dewalt cordless drills • saw zaws • routers and router table • biscuit joiner • rotary zip tool • door boring jig • 100's of hand tools • sockets • wrenches

- MISC.**
- (4) 4'x8' 16 ga. sheet metal • FraBill 2 man ice fishing shanty, like new • Clam Jr. 2 man ice fishing shanty • snowmobile dolly • 10' metal concrete sidewalk forms • (2) 6' commercial entry glass doors • (11) commercial 4' square windows • 2'x4' drop in fluorescent light fixtures • propane furnace • spools of steel cable • hitches • Reese hitch receivers • hitch carry platform • electric motors • rolls of wire • romex wire dispenser • large lot of PVC pipe and fittings • roof jacks • lineman climbing equipment • rabbit hutch

- FIREARMS**
- Smith & Wesson 357 Revolver Limited Edition Law Enforcement (in wood presentation box)
  - Ruger M77 22-250 rifle with Simmons 4-16x40 scope
  - Browning Special 12 ga shotgun
  - (2) Thompson Center Arms 50 cal. black powder muzzle loaders with Tasco 4x32 scopes
  - SKS 7.62 military bolt action rifle with bayonet
  - Mossberg 500A 12 ga shotgun, vented barrel, camo.
  - Remington 1100 12 ga shotgun with Tasco World Class 3-9x 50 scope
  - Italian made 50 cal. Black powder muzzle loader
  - Spanish made Conn Valley Apollo SS 50 cal black powder
  - (2) Remington Sportsman 12 ga semi-auto shotgun
  - Remington Sportsman Magnum 12 ga pump with Deerfield 3-9x40 scope
  - Winchester 140 12 ga shotgun
  - Remington 581 bolt action 22 rifle with Tasco Silver Antler scope
  - Eastern Arms 20 ga shotgun
- AMMO: Remington 12 ga shells, 38 special, 35 cal, 9 mm, 22-250 and much more

PERSONAL PROPERTY TERMS: CASH, CHECK MC • VISA WITH 4% CONVENIENCE FEE



VISIT WEBSITE FOR ADDITIONAL PHOTOS • [www.schraderfortwayne.com](http://www.schraderfortwayne.com)