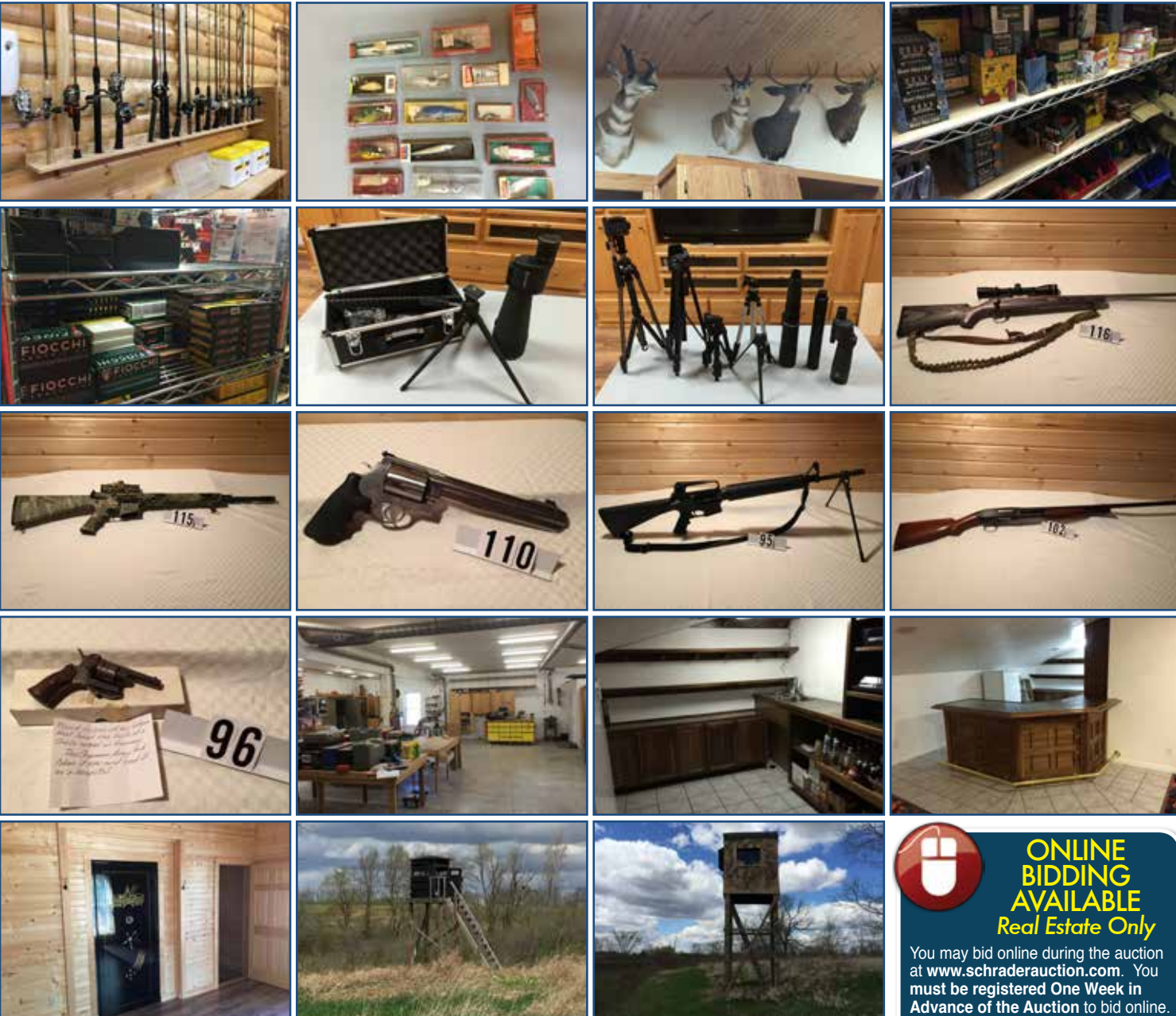




JUNE 11th AUCTION HELD AT:
KENDALLVILLE EVENT CENTER
615 Professional Way, Kendallville, IN 46755)
PROPERTY LOCATION: Noble County, Jefferson Township, Section 34 • 2179 N. 600 E., Kendallville, IN.



Visit website for more photos - www.schraderfortwayne.com
260-749-0445 • 866-340-0445

 **ONLINE BIDDING AVAILABLE**
Real Estate Only

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 Jordan at Schrader Auction Co. - 800-451-2709.

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

June 15 @ 6 PM Monday
124 Acres • Sold in 4 Tracts
• Prime Hunting and Recreational Ground
• Custom Built Cabin and Outbuilding • Pond

June 13 @ 9 AM Saturday
• Kubota M9540 Tractor w/ Loader • 3 Point Attachments
• Tractor w/ Loader • Power and Hand Tools
• Yamaha Viper Snowmobile • Custom made Casino Gaming Tables

June 11 @ 4 PM Thursday
• 153 Firearms Catalogued
• Fishing Equipment • 2012 Alumacraft fishing boat
• Taxidermy mounts

3 DAY AUCTION
Noble County • Kendallville, IN

ATTENTION Hunting & Outdoor Enthusiast!

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JARED SIPE
AUCTION MANAGER:
7009 N. River Road, Fort Wayne, IN 46815

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

Real Estate Auction Terms & Conditions

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer.

DOWN PAYMENT: 10% 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.

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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Trustee's Deed.

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 place within 30 days of presentation of insurable title.

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 a "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, is made by the Seller or the Auction Company. 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 the brochure assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and inquiries of bidders are at the discretion of the auctioneer. The seller and selling agents reserve the right to provide access to the property at any time and for any purpose beyond each individual tract are required by the Noble County Board of Health.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

PERMETER DRAIN TILE EASEMENT: Easement access will be provided over the property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Noble County Board of Health.

SURVEY: A perimeter survey shall only be completed where tract divisions create new boundaries. The 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 the insurance. Combination purchase will receive a perimeter survey only.

ACREAGE: All tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

REAL ESTATE TAXES: Real Estate Taxes shall be pro-rated to the day of closing. Possession day of closing, immediately following the closing.

POSSESSION: Possession day of closing, immediately following the closing. closing shall be shared 50/50 between Buyer(s) and Seller.

Impressive 3 Day AUCTION
Noble County • Kendallville, IN

ATTENTION Hunting & Outdoor Enthusiast!

Thursday June 11 @ 4 PM
• 153 firearms catalogued
• Large selection of Ammunition and Gun Accessories
• Fishing Equipment • 2012 Alumacraft fishing boat
• Taxidermy mounts

Saturday June 13 @ 9 AM
• Kubota M9540 Tractor w/ Loader • Kubota L4310 Tractor w/ Loader • 3 Point Attachments
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SCHRADER REAL ESTATE & AUCTION of Fort Wayne

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Kendallville Event Center
615 Professional Way, Kendallville, IN 46755

FIREARM MAKES AND CALIBERS:

Alpine • ATI/GSG • Beretta • Bersa • Browning • Bushmaster • Caspian Arms • CGA Chinese • Chiappa Firearms • CN Romarm • Colt • CZ • EAA-Corp • FEG • FIE • FMJ Ducktwn • FNH USA • Glock • H & K • H & R • Ithaca • Izhamash Saiga • J.B. Custom Inc. • Kel Tec • Kimber • Kriss USA • Lee Enfield • Magnum Research • MAK-90 • Marlin • Mauser Modelo Argentino • Moisen Nagant • Mossberg • Navy Arms • Noble • Olympic Arms • Para Ordnance • Remington • Rock River • Rossi • Ruger • Savage • Schmidt Reuben • Sig Sauer • Smith & Wesson • Springfield Armory • SRM Arms • Taurus • Thompson Center • Universal • Waffen Werks • Weatherby • Winchester • 30 Carbine • 357 MAG • 22 LR • 45 ACP • 50 CAL • 12 GA • 380 ACP • 30-06 • 300 WIN MAG • 338 WIN MAG • 7mm • 9mm • 450 BFI • 223 • 38 Super • 7.62 x 39 • 7.62 x 54 • 45-70 • 17 Rem • 204 Ruger • 45 LC • 5.7 x 28 • 40 S&W • 500 S&W • 410 • 20 GA • 25-06 • 270 WSM • 303 • 17 Mach II • 444 Marlin • 450 Marlin • 22 MAG • 22 S-L-LR • 8 mm • 7 x 57 • 44-40 • 22-250 • 35 Rem • 280 Rem • 17 Rem Fireball • 5.56 • 308 • 38 SPL • 44 MAG • 41 MAG • 17 Super Mag • 204 Ruger • 270 • 7.5 x 55 • .177 • 5.45 x 39 • 460 WBY MAG • 30 WCF

NOTE: Please visit www.schraderfortwayne.com or call Jared Sipe at 750-1553 for a detailed sale order catalogue and Terms & Conditions on firearms.

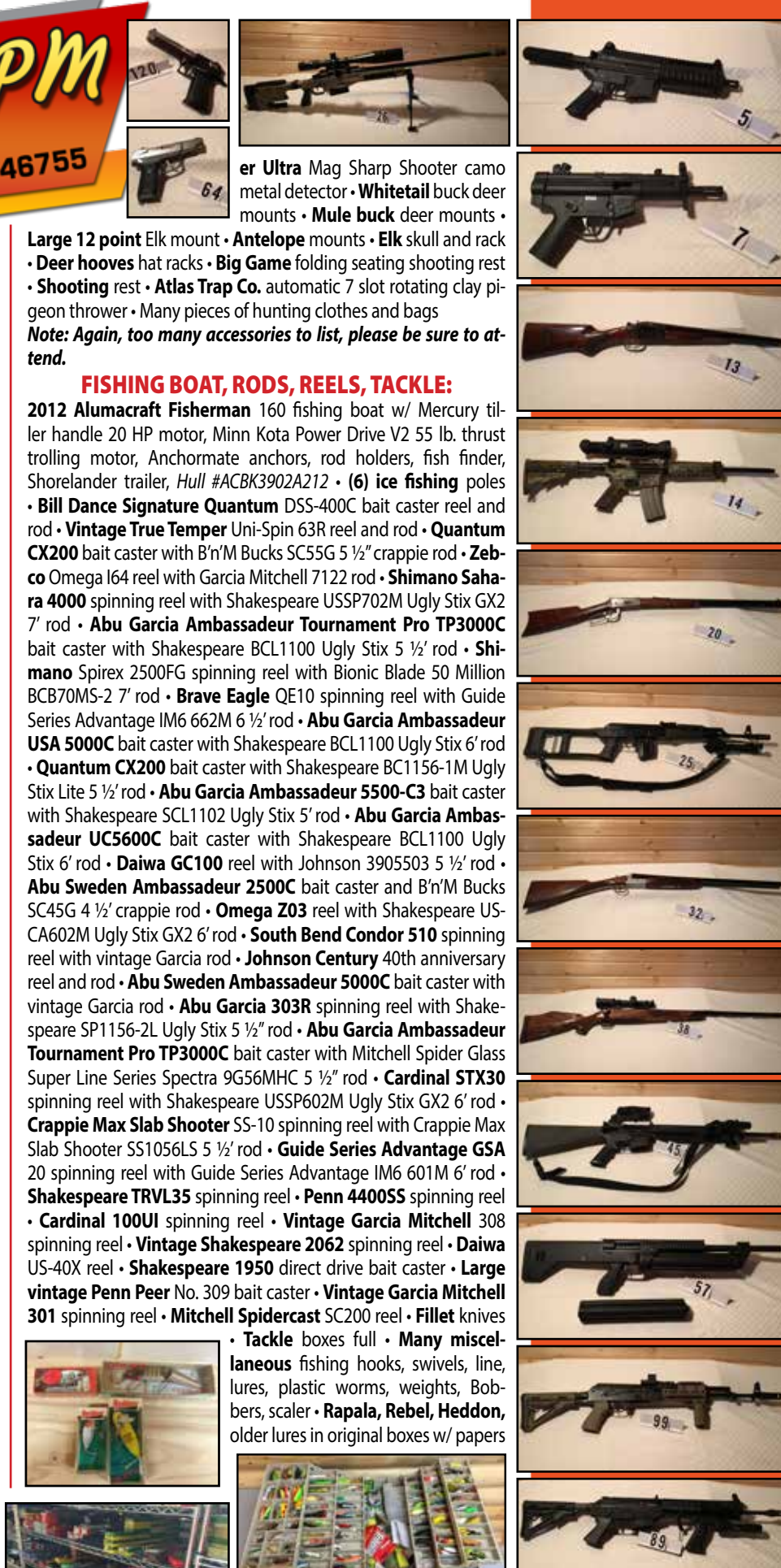
AMMUNITION MAKERS AND CALIBERS:

PMC • American Eagle • Remington • Winchester • Federal • Hornady • Fiocchi • CCI • Fusion • DDU • Blazer • Sellier & Bellot • 5.56 • 223 • 300 WIN MAG • 22 LR • 22 WMR-HP • 17-17 grain • 17-20 grain • 204 Ruger • 22-250 • 30 Carbine • 7mm REM MAG • 270 WIN • 7.62mm FMJ • 308 WIN • 30-06 • 30-06 Match • 300 AAC Blackout • Tracer Rounds • 338 WIN MAG • 450 Hornady Bushmaster • 303 British • 380 Auto • 32 Auto • 357 MAG • 38 Super Auto • 357 REM MAX • 40 S&W • 9mm • 41 REM MAG • 44-40 Round Nose • 44-40 WIN • 44 REM MAG • 454 Casull • 45 Colt • 45 Auto • 50 Cal • All gauges of shotgun shells

NOTE: Thousands and thousands of rounds of ammunition. Too many to list, see photographs. Be sure to attend as there are many makes and calibers not listed.

FIREARM/HUNTING ACCESSORIES, RELOADING, TAXIDERM:

Leupold VX 3 6.5-20x40 LR scope in box • **Nikon Monarch UCC** 2x20 extended eye relief scope in box • **Redfield Revenge** 4-12x42mm scope in box • **Precision Grade 7"** to 11" bipods • **BSA** bore sighting kit with 16 different caliber barrel shafts • **Gamo Varmint Hunter** 3-9x40 Air Rifle scope in box • **GSG** 522/5 110 round rotary magazine • **Lyman** trigger pull gauge • **Holsters** and belts • **Lyman** tumbler w/ Tuffnut media • **Powders** (Blackhorn, Hodgdon, IMR) • **Primers** • **Brass** • **Bullets** • **Bausch & Lomb The Discoverer** 60mm telescope • **Bushnell** 9 to 30 power 40mm spotting scope with Sky Rover Insta-Focus • **Burris Landmark** 15x-45x -60mm spotting scope w/ Long Eye Relief • **Primos Power Dog** 3751 Predator call in box • **Fujinon** HB Series 70m at 1,000m binoculars • (2) **Bushnell** Image View 10x25 FOV 300' at 1,000 yards binoculars with card readers and USB ports • **Bushnell Yardage Pro** Compact 800 range finder • **Night Owl Optics** night vision NZT-2m-BN binoculars • **Nikon laser 1200** 7x25 waterproof camo range finder • **Barska** 25-125x88 zoom 18m/1,000m at 25x waterproof spotting scope in case • **Bounty Hunt-**



Large 12 point Elk mount • Antelope mounts • Elk skull and rack • Deer hooves hat racks • Big Game folding seating shooting rest • **Shooting rest • Atlas Trap Co.** automatic 7 slot rotating clay pigeon thrower • Many pieces of hunting clothes and bags
Note: Again, too many accessories to list, please be sure to attend.

FISHING BOAT, RODS, REELS, TACKLE:

2012 Alumacraft Fisherman 160 fishing boat w/ Mercury tiller handle 20 HP motor, Minn Kota Power Drive V2 55 lb. thrust trolling motor, Anchormate anchors, rod holders, fish finder, Shorelander trailer, Hull #ACBK3902A212 • (6) **ice fishing** poles • **Bill Dance Signature Quantum** DSS-400C bait caster reel and rod • **Vintage True Temper** Uni-Spin 63R reel and rod • **Quantum CX200** bait caster with B'n'M Bucks SC55G 5 1/2" crappie rod • **Zebco** Omega I64 reel with Garcia Mitchell 7122 rod • **Shimano Sahara 4000** spinning reel with Shakespeare USSP702M Ugly Stix GX2 7' rod • **Abu Garcia Ambassadeur Tournament Pro TP3000C** bait caster with Shakespeare BCL1100 Ugly Stix 5 1/2' rod • **Shimano** Spirex 2500FG spinning reel with Bionic Blade 50 Million BCB70MS-2 7' rod • **Brave Eagle** QE10 spinning reel with Guide Series Advantage IM6 662M 6 1/2' rod • **Abu Garcia Ambassadeur USA 5000C** bait caster with Shakespeare BCL1100 Ugly Stix 6' rod • **Quantum CX200** bait caster with Shakespeare BCL1156-1M Ugly Stix Lite 5 1/2' rod • **Abu Garcia Ambassadeur 5500-C3** bait caster with Shakespeare SCL1102 Ugly Stix 5' rod • **Abu Garcia Ambassadeur UC5600C** bait caster with Shakespeare BCL1100 Ugly Stix 6' rod • **Daiwa GC100** reel with Johnson 3905503 5 1/2' rod • **Abu Sweden Ambassadeur 2500C** bait caster and B'n'M Bucks SC45G 4 1/2" crappie rod • **Omega Z03** reel with Shakespeare US-CA602M Ugly Stix GX2 6' rod • **South Bend Condor 510** spinning reel with vintage Garcia rod • **Johnson Century** 40th anniversary reel and rod • **Abu Sweden Ambassadeur 5000C** bait caster with vintage Garcia rod • **Abu Garcia 303R** spinning reel with Shakespeare SP1156-2L Ugly Stix 5 1/2" rod • **Abu Garcia Ambassadeur Tournament Pro TP3000C** bait caster with Mitchell Spider Glass Super Line Series Spectra 9G56MHC 5 1/2' rod • **Cardinal STX30** spinning reel with Shakespeare USSP602M Ugly Stix GX2 6' rod • **Crappie Max Slab Shooter** SS-10 spinning reel with Crappie Max Slab Shooter SS1056LS 5 1/2' rod • **Guide Series Advantage GSA** 20 spinning reel with Guide Series Advantage IM6 601M 6' rod • **Shakespeare TRVL35** spinning reel • **Penn 4400SS** spinning reel • **Cardinal 100UI** spinning reel • **Vintage Garcia Mitchell** 308 spinning reel • **Vintage Shakespeare 2062** spinning reel • **Daiwa US-40X** reel • **Shakespeare 1950** direct drive bait caster • **Large vintage Penn Peer** No. 309 bait caster • **Vintage Garcia Mitchell 301** spinning reel • **Mitchell Spidercast** SC200 reel • **Fillet** knives • **Tackle** boxes full • **Many miscellaneous** fishing hooks, swivels, line, lures, plastic worms, weights, Bobbers, scaler • **Rapala, Rebel, Heddon**, older lures in original boxes w/ papers



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www.schraderfortwayne.com

Saturday
June 13 @ 9 AM
2179 N. 600 E., Kendallville, IN 46755

KUBOTA TRACTORS, 3 POINT ATTACHMENTS, OUTDOOR ITEMS:

Kubota M9540 HDCC12 Hydraulic Shuttle diesel tractor w/ LA1353S frontend loader, 7' M1816 bucket, PTO, 3 point hitch, Enclosed cab, 4WD, 95 HP, Good rubber, 479 hours • **Kubota L4310D** diesel tractor w/ LA681 frontend loader, 5' bucket, PTO, 3 point hitch, Enclosed cab, 4WD, 45 HP, 743 hours • **Kubota TG1860** diesel riding mower with 54" deck • **Land Pride TB2596** 8' hydraulic trip edge snow blade w/ quick hitch • **Woods BH1050** rear backhoe attachment with 12" bucket • **Land Pride PD-15** 3 pt hole digger w/ 6", 8", & 12" augers • **King Kutter TG-60-Y** 3 pt tiller • **Land Pride DH2596** 8' 3 pt disk • (2) row 3 point green planter • **King Kutter TY-60-Y** 3 pt rake • **King Kutter 6'** 3 pt grader blade • **King Kutter 5'** 3 pt grader box with rippers • **Rigid #185** pull type spreader • Small 3 pt ballast box • Large 3 pt ballast box • **CountyLine** 3 pt spreader • **Land Pride RCR2684** 7' PTO, 3 pt mower deck • **Farm Force Hawk Line 6'** 3 pt PTO mower • **Fimco 25** gallon 3 pt sprayer tank with pump and hose • **Fimco 110** gallon 3 pt sprayer tank, 28' boom, hydraulic pump • 125 gallon plastic tank • 36" shallow backhoe bucket with ripper teeth • **Land Pride** category 2 quick hitch • **Mi-T-M Work Pro** 2700 PSI power washer • Steel equipment dollies • Aluminum 2 wheel cart • Wheel barrow • Pier post • 18' aluminum straight ladder • Red fuel tank on stand • Yard tools • Aluminum ramps • Lanterns • **CountyLine** CLLS115 1 1/2 HP pump • **MTP Inc.** air operated double diaphragm liquid pump • Patio furniture

SHOP TOOLS AND SHOP EQUIPMENT:

Shop Fox W1809 dust collection system, 3 HP, 220v, metal duct work • **Shop Fox W7725** 110/220v 10" table saw with run out table • **Delta 34-080** miter box • **Bosch 5412** 12" sliding miter saw with dual bevel • **Makita LS1013** 10" sliding miter saw • **Delta 10"** portable table top table saw • **Pro-Tech CS7212** 12" miter saw • **Jet WBS-14** 14" band saw • **Jet JWP-208-1** thickness planer • **Ingersoll Rand SS-8** 60 gallon verical 220v upright air compressor • **Delta 31-340** benchtop belt/disc sander • **Delta 43-140** shaper • **Delta #43-431** shaper with fence and 16 cutters • **Delta 22-540** 6"x12" thickness planer • **Delta 10"** tilting arbor uni-saw with uni-fence and run out table • **Bosch P550** 12v oscillating cutting tool • **Bostitch S3297-LHF** flooring nailer • **Bostitch BT35** 19 gauge nailer • **Craftsman 351-18315** 16 gauge nailer • **Ridgid R213BNA** 18 gauge finish nailer • **Ridgid R250AF18** 15 gauge angle finish nailer • **Porter Cable FC350** clipped head framing nailer • **Porter Cable DA-250A** 15 gauge finish nailer • **Senco SNS45XP** heavy stapler • **Porter Cable 340** palm sander • **Dewalt DW11** palm sander • **Porter Cable disc sander** • **Bosch 1613VS** plunge router • **Roto Zip R22** cutting tool • **Roto Zip RT210-2100** cutting tool • **Porter Cable Robo Toolz RT-7690-2** laser level with target • **Bosch Bulldog** hammer drill with bits • **Bosch 1590EVS** (like new) sabre saw • **Dewalt DC545** 18v caulk ing gun • **Dewalt DC385** 18v reciprocating saw • **Dewalt DC390** 18v circular saw • **Dewalt DW966** 18v offset drill • **Dewalt 3"** power plane • **Dewalt DW124 1/2"** right angle drill • **Cox 14.4v** caulk ing gun • **Bosch 1646** 18v reciprocating saw • **Wagner 220** paint sprayer • **Craftsman BK071412124** jigsaw • **Delta oscillating spindle sander** for drill press • **Bosch 18v** Brute drill • **Craftsman 315.275061** 3.5 HP Industrial plunge router • **Bosch 3050VSR** battery drill kit • **Craftsman 1194VSR** hammer drill • **Porter Cable 511** door boring set • **Dremel 395** Multi Pro rotary tool

PREVIEW DATE:
Friday, June 12
12-7pm



• **Milwaukee** 10 1/4" circular saw • **Porter Cable 59380** hinge butt template kit • **Porter Cable 324MAG** 7 1/4" circular saw • **Black and Decker 2834** Trimcat battery circular saw • **Delta Shopmaster** 10" miter saw • **Porter Cable 444** profile sander with accessories • **Skil 77** 8" worm gear power saw • **Delta table saw clamp** • Large variety of different size and style clamps • **Dado** cutting set • **Delta 23-660** 6" bench grinder • Many small hand tools • bits • hole saws • levels • squares • screwdrivers • hammers • masonry trowels • sockets • ratchets • wrenches • vise grips • cutters pliers • pipe wrenches • bolt cutters • chisels • punches • **battery chargers (Husky/Schumacher)** • ratchet pullers • **Craftsman** rolling tool chest and top box • bench vise • hard-ware • paints/varnishes • log chains • drywall ceiling jack • **Reelcraft** air hose reel • and much, much more

CASINO GAMING TABLES, APPLIANCES, ELECTRONICS, HOUSEHOLD:

Macy C-4-9 012339 Baby Angel slot machine • **Custom 36"x130"** walnut cased craps table with brass drink holders and inlaid woods • **Custom 49"x108"** walnut roulette table with wheel, 8 brass drink holders, rounded leather edges with 12 ga. shotgun brass tacking • **Custom 51"x115"** oval Texas Holdem table with 8 brass drink holders, rounded leather edges with 12 ga. shotgun brass tacking • **Custom 41"x72"** walnut based curved Black Jack table with 7 brass drink holders with rounded leather 44 Mag pistol brass tacking • Custom walnut sofas • Microfiber tan bar stools • **Danby** refrigerator • **Frigidaire** refrigerator • **Maytag** flat top range • Stainless CPG 28"x48" flat top griddle • Stainless CPG deep fryer • Stainless 32"x85" prep table • **Frigidaire** and **Kenmore** upright freezers • **Cabelas TS160A** food dehydrator • **Breville** sandwich press • **Sunbeam** bread maker • **Onkyo TX-26** tuner/amplifier • **Yamaha RX-V361** receiver • **Onkyo CP-1007A** turntable • **Pioneer PD-M603** 6 disc CD player • **Mitsubishi WD-65734** 2007 65" 1080p projection TV • **Toshiba SD-V295** DVD/VHS player • **Sony CDP-CE375** 5 disc CD changer • **Canon DS126181** Rebel XSI digital camera with extra Canon EF 75-300mm lens • **Vintage Canon AE-1** 50mm camera in case with extra lenses



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Monday
June 15 @ 6 PM
2179 N. 600 E., Kendallville, IN 46755

TRACT DESCRIPTIONS:

TRACT 1: 2± ACRES, potential building site with approximately 310' of road frontage on 600 E.
TRACT 2: 26.6± ACRES, 24x36 pole barn, wooded and recreational ground, food plots, trails, deer stands, approximately 125' of road frontage on 600 E.
TRACT 3: 12± ACRES of rolling grass land with approximately 430' of road frontage on 600 E.
TRACT 4: 83.4± ACRES of wooded and recreational ground, food plots, trails, deer stands, stocked pond, and gravel lane to custom built cabin with outbuilding.

IMPROVEMENT FEATURES:

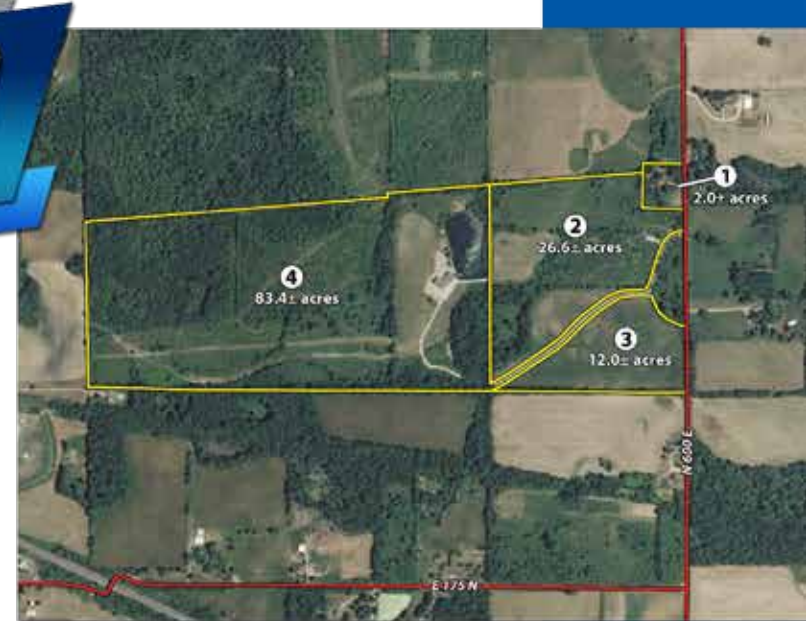
- Custom built cabin with knotty pine lined walls and ceilings and laminate floors, with approximately 2,500 Sq. Ft.
- Log siding
- Rear fenced in stone dog area
- 22x30 family room with custom built log fireplace and built-ins
- 14x20 kitchen
- 7x20 pantry
- 10x18 den with built-ins
- 13x17 gun safe room w/ vault door
- 12x16 bedroom w/ 6x12 walk-in closet and loft
- 13x20 utility room with washer/dryer hookup
- 6x27 indoor shooting range
- Full bathroom all ceramic tile w/ built-in sauna
- Vaulted ceilings
- Trane water source heat pump for cabin
- Central air
- 50 gallon water heater
- GE Smart water softener
- WellRite pressure tank
- Pex plumbing
- Generac model 11168230100 whole house generator
- 36x50 game room w/ wet bar, full bathroom, bedroom, storage rooms w/ wine racks, has separate GFA furnace/central air
- 14x28 bay & 19x21 bay attached garage w/ 7x8 & 9x11 OH doors, 19x21 loft
- 49x50 Carpentry workshop w/ 10x12 ventilated paint room, 1/2 bathroom, sealed concrete floors, fluorescent lighting, heated/air, 220 electrical, air filtration system
- 29x50 4 bay attached garage (in front of and attached to carpentry shop) w/ (1)-10x11 OH door & (2)-7x9 OH doors, 7x9 OH door leading to carpentry shop, 25x29 loft

Auctioneer's Note: Mr. Hensley was an avid outdoorsman who enjoyed hunting, fishing, and woodworking. He took great pride in his collection of firearms, tools, 124 acre hunting preserve, and custom built cabin with many extra features. This property has been meticulously maintained with many hours spent creating a hunting and recreational paradise. This is a once in a lifetime opportunity to purchase a one of a kind property along with an impressive collection of firearms, tools, and outdoor equipment. Be sure to attend this auction!

OWNER: Brian Hensley 1999 Trust,
Attorney Douglas Ulmer Trustee
SALE MANAGER: Jared Sipe



260-749-0445 • 866-340-0445



124± Acres
Offered in 4 Tracts

hunting and recreational paradise with custom built cabin and outbuilding

