

Auction Terms & Conditions

PROCEDURE: The property will be offered as a total 6.7 +/- acre unit.
DOWN PAYMENT: 10% down payment on the day of auction. 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: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is 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.
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 and Seller.
POSSESSION: Possession is within 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date 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 have 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: 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.
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 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.
PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER
Real Estate and Auction Company, Inc.
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
AUCTION MANAGERS:
Arden Schrader
260-229-2442
#AC63001504 #AU01050022



AUGUST 2015											
Sun	Mon	Tue	Wed	Thu	Fri	Sat					
2	3	4	5	6	7	8	1				
9	10	11	12	13	14	15					
16	17	18	19	20	21	22					
23	24	25	26	27	28	29					
30	31										

www.SchraderAuction.com
TERMS: Cash or good check w/ photo ID. All items sold "AS IS". Not responsible for accidents. Announcements made day of sale take precedence over printed material or any other oral statements made.

Real Estate & Personal Property AUCTION

Saturday, August 1st • Shelby County, IN
Real Estate: 9:30am • Personal Property: 10am
Location: 1640 W. 650 N, Shelbyville, IN 46176



6.7+ acres
• Beautiful setting with pond and brick home
• Over 13,000 sq. ft. of shop space for your hobby needs
• Tractors, utility vehicle, lawn and garden equipment, and much more!

Follow us:

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Real Estate & Personal Property AUCTION
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Real Estate & Personal Property

AUCTION 6.7± acres

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DIRECTIONS:

Approximately 5 miles north of I-74 at Shelbyville, IN on SR9 or 10 miles South of Greenfield, IN on SR 9 to Mill Rd., Then west approx.. 2 miles to the property (Mill Rd becomes CR 650 N)

Inspection Dates:

Mon., June 29 • 4-6pm

Tues., June 30 • 4-6pm

Tues., July 14 • 4-6pm

REAL ESTATE-9:30 am

This lovely brick home was constructed in 1986. It has 3 bedrooms, 2 baths, and an oversized 22'x34' attached 2 car garage. The LP gas furnace was replaced in 2003. In 2012 a new roof, guttering, and gutter guard were installed. The home is in good condition. A small pond, mature shade trees and fruit trees create a beautiful secluded setting. With over 13,000 sq ft shop space, there is plenty of room for your hobbies of any kind. Concrete floor, heating and air conditioning create a great shop with attached woodworking area. There is also a 960 sq ft storage building with concrete floor.

PERSONAL PROPERTY-10:00 am

2012 Kubota L3940 HST 4x4 Loader Tractor

• **Kubota BX2360 4x4 compact tractor** • **2012 Honda Big Red 4x4 utility vehicle** • **Ford & Ferguson Tractors** • **(2) trailers** • **Golf Cart**

• **Numerous compact tractor attachments**

• **Lawn & Garden Equipment** • **Lawn furniture**

• **decorations** • **Chicken Equipment** -2012 Kubota

L3940 HST, 4x4, tractor, Foot pedal controlled,

3pt., pto, 6' undermount finish mower, Kubota LA

724 loader, ONLY 175 hrs • 2010 Kubota BX2360,

4x4, tractor, 3pt., pto, 60" deck, ONLY 300 hrs

• 1958 Ford 861 tractor • 1952 Ferguson 30 tractor

• 2012 Honda Big Red utility vehicle, 4x4, dump bed,

ONLY 256 hrs • Suzuki King Quad 4x4, 4 Wheeler

• 5'x10' utility trailer w/ ramp • 5'x8' metal trailer w/

ramp • Yamaha gas golf cart, aluminum bed • 5' 3pt.

tiller (like new) • 5' 3pt. Cultivator • Befco BSB 007

3pt. Sickle bar mower • 6' Bush Hog rotary mower

• 72" JD 3pt. Finish mower • 5' Habana snow blower

• (2) grader blades, (1) JD blade • 5' 3pt. Grader box

• Bush Hog 3pt. post hole auger w/ (2) augers • 3pt.

Boom • 3pt. Sub soiler • 3pt. Quick hitch • 3pt. Plat-

form • Swisher 10.5 hp log splitter on trailer • 14.5

hp self-propelled lawn cart • Small dump wagon w/

hoist • Cement Mixer • Slip Scoop • Poulan Pro 20 hp

lawn tractor • Fimco 60 gal. lawn sprayer, pto pump

• Fimco atv sprayer • Agri-Fab pull type spreader

• Craftsman 6hp rear tine roto-tiller, 17" • Huskee

lawn sweeper • Concrete & water filled lawn rollers

• Poulan & Huskee walk behind mowers • (2) Wheel

barrows • portable soft hose irrigation reel

• (3) chemical totes • tomato cages • lawn & garden

fertilizer • (2) bags of grass seed • Echo & McCulloch

weed eaters • gas powered pruning saw • Stihl &

Craftsman chainsaws • garden tools of all kinds

• (2) New nut wizards • Zareba electric fence charger

• Lawn benches • (4) metal patio chairs w/ table • (2)

metal rocking chairs • picnic table • weather vanes

of all kinds • bird feeders • lawn ornaments • turtle

• dinner bell • scrap metal • live traps • 6'x8' insu-

lated chicken coop • poultry shelters, feeders & wa-

terers • concrete tiles • brick • bird cannon • 200 gal

fuel tank on skids

Rotary Lift car hoist • **Air compressors** • **Qual-**

ity Shop Tools • **Power Tools of All Kinds** •

Hand Tools of All Kinds • **Generators** • **Wood**

Working Equipment - Rotary Lift SP09-200 above

ground car hoist, 9000 lb rating (like new) • Acme 5

hp vertical air compressor • AC 225 welder • Acet-

ylene torch set w/ tanks & cart • welding rod &

supplies • (2) metal cutting band saws • small metal

lathe • 12 ton pipe bender • bench top press •

bench vise, bench grinder • 16 sp. Floor model drill

press • Guardian 5 sp. Bench drill press • Crafts-

man tool chest, (2) other tool chest • sand blaster

• keygrinder & keys • transmission, floor, & bottle jacks

• jack stands • winch • 2600 psi pressure washer w/

Honda motor • portable transfer pump (like new) •

Central Machinery 12"x36" wood lathe • wood cutting band saw • belt sander • Hitachi & Chicago miter saws • Craftsman radial arm saw • Delta scroll saw • DeWalt 13" planer • disc sander • belt sander • bench grinders • drill bits • bolt bins & contents • hardware of all kinds • electrical & plumbing supplies • Werner 20' ext ladder • Werner 8' step ladder • wooden step ladders • metal & poly shelving • oil drains • straps, log chains • (2) handy man jacks • gas cans • furniture clamps • measuring wheel & tapes • metal detector • fish tape • pickup box • fire extinguishers

(2) Gun Safes • **(35) Guns** • **Outdoor Equipment**

• Field & Stream Pro Series gun safe 26x43x63

• Stack-On Elite gun safe 26x43x63 • Skeet thrower

• clay pigeons • Ithaca Model 200, 20 ga • H&R 1871

Padner Pump 12 ga • Stevens single shot, 20 ga • Har-

rington & Richardson 12 ga • Hawk Model 1982, 12

ga • H&R Deluxe Topper Model 198, 410 ga • H&R

Topper Model 58, 20 ga • Military British infield 303

• Thompson Center Arms 35 cal muzzle loader

• Knight muzzle loader, 50 cal, Tasco scope • BPI

Muzzle loader, 45 cal, Simmons Scope • Ruger M77

220 Swift, Simmons Scope • Remington 788 22-250,

Weaver Scope • Squires Bingham Model 16, 22 cal

• Marlen 22 cal, Stainless, 882 SSV, Bushnell scope

• Mossburg Trophy Hunter, 308 cal, Tasco Scope

• Russian Military 7.62 cal • Sturm Ruger Mini 14,

223 cal • Ruger M77, 22-250 • Rossi pump 22 cal

• Marlen Model 782, 22 cal, wmr • Ruger Model

1022, 22 cal, Tasco Scope • Bushmaster 223 cal

• Interarms Model 22, 22 cal • Browning 22, lever ac-

tion • Mossberg Model 342K, 22 cal, Bushnell Scope

• Winchester Model 60A, 22 cal • Interarms Model

625A, 22 cal • Marlen Model 25N, 22 cal, Tasco Scope

• Remington 700-243 Winchester • Beeman Air-

gun Cal 4.5 • Cane gun • Gun reloading equipment

• ammunition • Sun Dolphin poly boat, 2 person •

(2) LP outdoor burners • 12 volt coolers • Kenmore

SS gas grill • fishing poles & equipment • camping

equipment • meat grinder w/ electric motor • wood

burning stove • swiss army knives • pocket knives,

straight razors

Appliances • **Collectibles** • **Furnishings** •

Housewares -

• Crosley refrigerator, 2013 (no freezer) • (2) GE

upright freezers, 2013 • (2) dorm refrigerators

• Panasonic microwave • Filter Queen & Hoover

vacuums • hand well pump • Old wooden 6 drawer

cupboard • lantern • oil lamps • 8mm camera & pro-

jector • old cameras • military books • classic pedal

car • king size bed & headboard • nightstand • paint-

ed dressers • youth bed • L-shaped computer/office

desk • computer desk • metal office desk • office

chairs • 2 drawer wooden file cabinet • 2+4 drawer

file cabinets • entertainment cabinet, stereo cabinet

• bookcase • Kenmore sewing machine & cabinet

• wooden canning cupboard w/ hidden gun

storage • metal cupboards & shelves • child's

rocking chair • roaster oven, crock pots • (2)

stand mixers • bread maker • bakeware • gran-

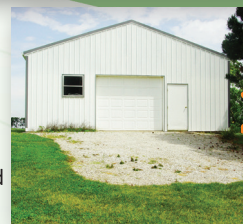
ite canners • canning jars • (2) Keurig coffee

makers • various housewares • sleds, bicycles

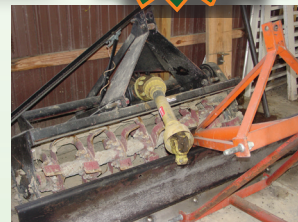
• several beanie babies • children's toys & toy box

• Child's wagon • metal folding chairs • folding dog

kennel



Auctioneer's Note:
We will be running
two rings! Bring a
friend!!!



SCHRADER
Real Estate and Auction Company, Inc.

Owner: Mrs. Jack (Paula) Wilcox

Sale Manager: Arden Schrader

800-451-2709

www.SchraderAuction.com