

15212 Rupert Rd., NE Allen County, IN

AUCTION

Saturday, October 31
10:00 am

Auction held on site

25
Acres
OFFERED IN
2 TRACTS



Directions:

From Harlan, Indiana: Travel NE on IN Hwy. #37 approximately 2-1/4 miles to Rupert Road, turn north or left on Rupert Road approximately 1/4 mile. Property on the right or east side back lane. See signs.

Auction to be held in heated company shed.

Open House Dates:

Wednesday, October 7th - 5-7 PM
Saturday, October 10th - 1-5 PM

SELLERS:
DAVID AND EMMA ZEHR

Auction Manager:
Dennis Bennett, AARE, CES, MPPA
(260) 433-2159

SCHRADER
Real Estate and Auction Company, Inc.
260-244-7606 • 800-451-2709
www.SchraderAuction.com

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 2 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. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: A 10% down payment on the day of auction is required, 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 Warranty Deed(s).
CLOSING: Closing shall take place within 45 days of proof of insurable title. New title work must be completed with new surveys and legal

descriptions if property is sold in 2 separate tracts.

POSSESSION: Possession of Tract 1 or the whole property will be 90 days after closing with the exception of the veal barn. Possession of the veal barn will be the day following the removal of the current group of calves from the building. Possession of Tract 2 will be at closing or after the Seller's harvest of the 2015 corn crop.

REAL ESTATE TAXES: The Seller to pay all of 2015 taxes due in 2015. Buyer to pay all taxes thereafter.

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 property will be conveyed to the new owner of the entire property with existing survey and legal description. Should the property sell in 2 separate tracts, a new survey of each tract will be completed with the cost of the survey divided 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Company 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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 MADE.**



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SCHRADER
Real Estate and Auction Company, Inc.

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

260-244-7606 • 800-451-2709

#AC63001504, #AU01005815, #AU19900133

Auction Manager:
Dennis Bennett,
AARE, CES, MPPA
260-433-2159
260-657-5936



OCTOBER 2015						
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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*Everything is well maintained
and neat as a pin —
A real turn key operation*



*Immaculate
5 Bedroom
Farm Home*

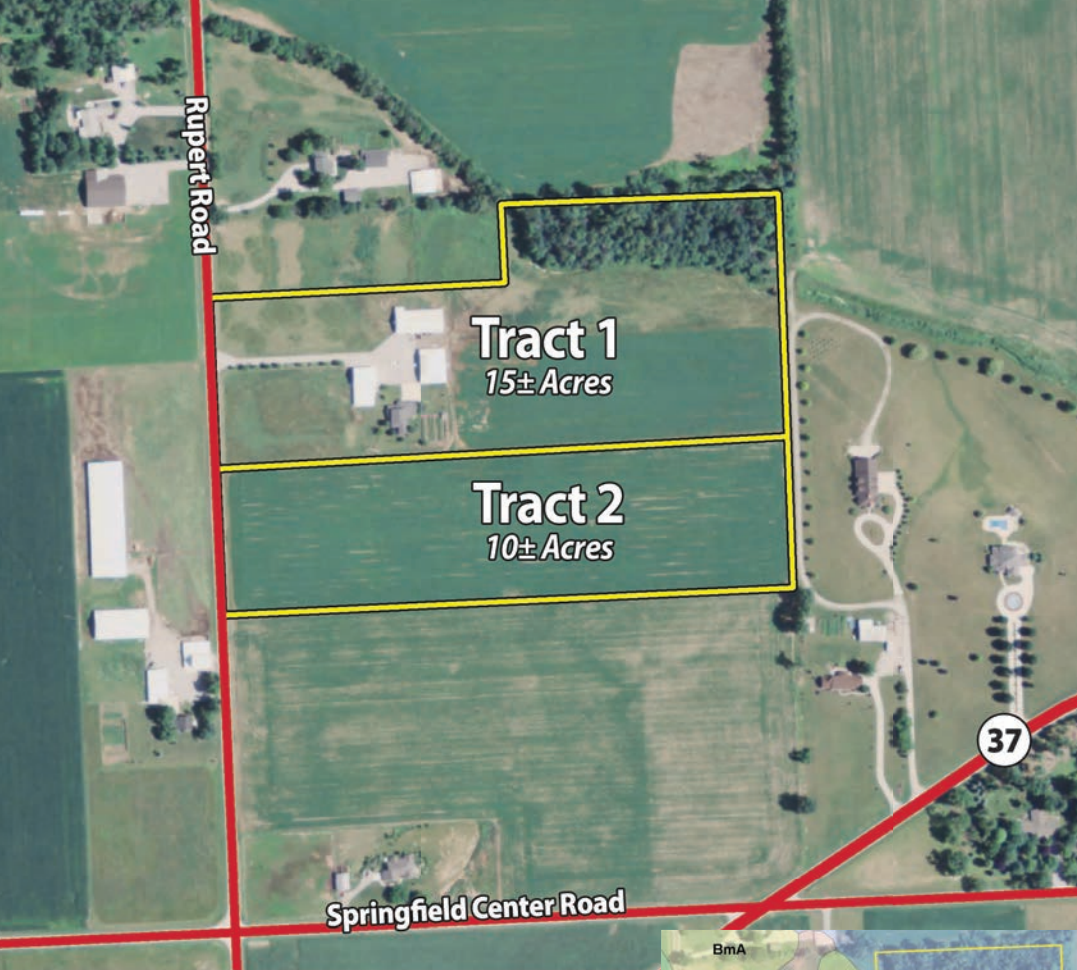
*184 Head
Veal Barn
(new contracts
available)*

*Large Barn
with Box
Stalls and
100 Head
Baby Beef
Operation*

*Nice Company
Shed*

*Buggy Shed
with Indoor
Basketball
Court*

SCHRADER
Real Estate and Auction Company, Inc.



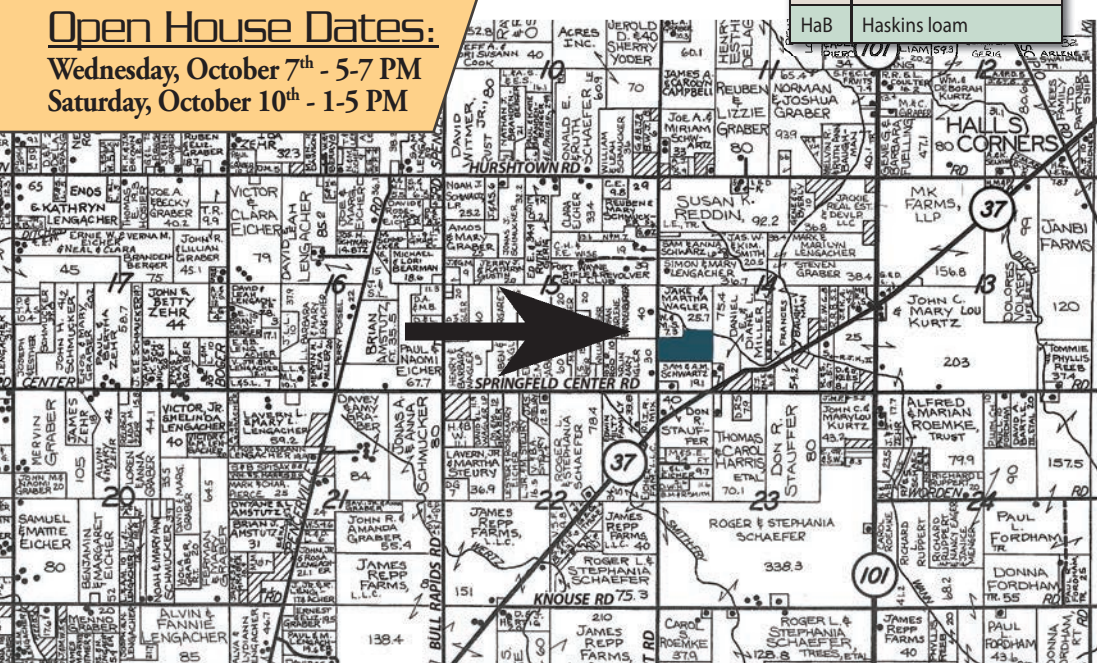
The Farm Land

TRACT #1 - includes the buildings and approximately 15± acres mostly hay and pasture land with a small 2.3± acres of woodland. The hay field east of the buildings is nearly level with 0-2% slopes of Blount silty loam soils. Very productive.

TRACT #2 - is approximately 10.5± acres with a high percentage of very productive Blount silt loam, a small percentage of Haskins loam on a 2-6% slope, and smaller percentages of Glynwood silt loam and Pewamo silty clay loam. Again, highly productive soils.

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KITCHEN



SUMMER KITCHEN



LIVING ROOM



OFFICE

The Home

This immaculate 5 bedroom farm home is spacious with 2500 sq. ft. on the ground level. 1536 sq. ft. upstairs, and a 1900 sq. ft. unfinished basement. All of the custom cabinets and trim are of Ash hardwood and constructed by Amish craftsmen. The home has a living room, large summer kitchen, 1-1/2 baths, office, and den area. This home is well insulated, and has hardwood floors throughout. Home is serviced by a 4" well, propane gas for cooking, and 2 coal stoves. Drainage is by an approved Gray water system. To look at this home, it's hard to believe it was built in 1997. Nice landscaping with nice Baby Blue Spruce trees, other plantings, and shrubs.



1 OF 5 BEDROOMS



HOME FULL BATH



1 OF 2
COAL HEATING
STOVES



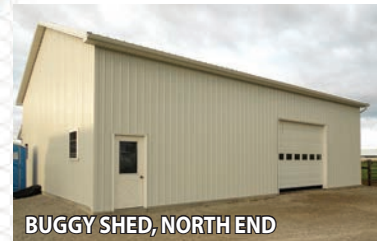
DRY BASEMENT



DRY BASEMENT



CANNING SHELVES
IN BASEMENT



BUGGY SHED, NORTH END



INSIDE BUGGY SHED,
INDOOR BASKETBALL COURT



GUEST AREA OF
COMPANY SHED



COMPANY SHED



VEAL BARN



FEED ROOM IN VEAL BARN



VEAL BARN PENS



MAIN BARN



100 BABY CALF AREA IN
MAIN BARN



STAINLESS STEEL BOX
STALLS



GARDEN AREA & SOUTH CORN FIELD

The Company Shed

This building is in two sections. A buggy shed with basketball court is 36'x48' with a 36'x48' guest area, a 12'x12' cook room and a 16'x48' attic storage area with an access by a built-in stairway. The building has running water, it's wired and has lights. A very nice facility.

Veal Barn

The 42'x108' veal barn is different than most with stainless steel pens (loose housing). Calves are raised for 16 weeks to approx. 500 lb., approx. 3.5 turns per year. This has been a real income producing area averaging \$38,000 to \$40,000 per year. David is in the 7th year of an 8 yr. contract with Mid-West Veal (Strauss). New contracts of 5 or 10 yr. durations will be available. A Mid-West Veal representative will be in attendance at the open house dates and at the auction for questions and comments. The building is powered by solar panels, a diesel generator (with backup) and battery packs. To build and equip this building today it would cost approx. \$175,000 or more.

Main Barn

The main barn is 32'x70' with a 25'x70' lean-to on the east side. There are two hay and straw lofts that hold 800-1000 bales. There are 5 box stalls, 3 are stainless steel w/stainless feeders. The lean-to is used for 100 head of bottle calves fed 6-8 weeks on contract earning approx. \$3,600 per group.

**Note: A drawing of all drainage tile, power lines, and water lines is available from David Zehr. In all the years they have lived there they have never had frozen water lines.*

Garden, Garden Shed

There is also a nice large garden area with an 8'x12' garden shed.