



Thursday, December 3 • 11 am
FARM EQUIPMENT

Auction held on site: 3939 E. 200 N., Bluffton, IN

TRACTORS, COMBINE, HEADS

- **1975 JD 4430** 18.4x38 tires, 2 remotes, 3pt, pto (tach not working)
- **1979 JD 4440** 20.8x38 tires, 2 remotes, 3pt, pto (approx 10,000+ hours)
- **1971 JD 2020** gas, 2 sp., 16.9x28 tires, 1 remote, 3pt, pto, W JD 48 Loader material bucket
- **Ferguson 30** gas, wf, non running
- **1981 JD 6620** turbo, 30.5x32 tires, 11.2x24 rear tires, hydro, chopper 2096 hrs.
- **Set** of 18.4x38 duals
- **Set** of 20.9x28 duals
- **JD 216** flex-head
- **JD 643** corn head, 6x30, high tin

TILLAGE, PLANTING, WAGONS

- **20' Glenco** soil finisher, hyd fold, walking tandems, 5 bar harrow
- **JD 1710** mulch tiller, 10 shank walking tandems
- **JD 2700** plow, 5 btm, semi mtd.
- **15' Kewanee** mulcher dual wheels
- **16' Kewanee** mulcher dual wheels
- **15' JD 210** disc 7" spacing
- **IH 720** plow 5x18" toggle trip semi mtd
- **JD F145** pow 4x16" semi mtd
- **14' AC** field cultivator
- **12' Brady** field cultivator, 3pt
- **Kewanee** No 180 chisel plow, 10 shank, 3pt
- **15' JD 750** no-till drill, dolly wheel
- **JD 7000** conservation planter, 6x30, no till insert, liquid fert, monitor
- **JD 494A** planter, 4 row w/fert., 15' Yetter rotary hoe (like new)
- **J&M 200** bu wagon w/Kory gear
- **J&M 200** bu wagon w/gear
- **(2) E-Z flow** wagons w/JD gears

HAY EQUIPMENT, SILAGE EQUIPMENT, & MISCELLANEOUS LIVESTOCK RELATED

- **NH BR 770A** round baler, twine, 5x4 bales, monitor
- **NH 258** hay rake, rubber teeth (like new)
- **9' NH 1411** disc bine mower, hyd swing
- **NH 900** forage harvester w/7' hay head, Metalert II, 2x30" cornhead
- **Gehl 970** silage wagon, tandem, triple beater, roof galvanized
- **Meyer 3516** silage wagon, tandem, triple beater, roof galvanized
- **Meyer 4518** silage wagon, tandem, triple beater
- **Gehl 920** silage wagon, double beater
- **NH F62B** silage blower
- **Gehl 1560** silage blower
- **10' silage** conveyor
- **Hay** fork for JD loader
- **50' new 9"** conveyor chair
- **Knight 8132** tandem spreader, Pro Twin slinger, pto
- **Calumet** model 3250 liquid spreader, top fill, tandem
- **35' Calumet** lagoon pump w/ load pipe
- **Approx 3 ton** feed bin
- **4' Barn** fan, electric
- **Misc** gates, various sizes
- **New** rolls of woven fence
- **Trash** barrels
- **Scrap** metal
- **Misc** farm related items



WELLS CO. FARM
AUCTION
Dates

NOVEMBER 30
at 6:00 PM
DECEMBER 3
at 11:00 AM
Monday & Thursday

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
7009 N. River Road
Fort Wayne, IN 46815
260-749-0445
866-340-0445
AUCTION MANAGER: JERRY EHLE
#AC63001504, #AU19300123
www.SchraderFortWayne.com
www.SchraderAuction.com

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination of tracts, and 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: 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 Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 31, 2015. Costs for an insured closing shall be shared 50-50 between Buyer(s) and Seller.

POSSESSION: Day of closing, immediately following the closing.

REAL ESTATE TAXES: The Seller to pay all of 2015 taxes due in 2016. 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 Seller shall provide a new

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 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.

WELLS COUNTY FARM
2 Dates AUCTION

Monday, November 30
6 pm - FARM LAND

Auction held at the Wells County Fairgrounds

121.5[±] productive
farm land acres

in 3 tracts or combinations

ONLINE BIDDING
AVAILABLE



Thursday, December 3
11 am - FARM EQUIPMENT

Auction held on site: 3939 E. 200 N., Bluffton, IN

COMBINE • TRACTORS • WAGONS
HAY & FORAGE EQUIPMENT
TILLAGE EQUIPMENT
LIVESTOCK EQUIPMENT

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC



WELLS COUNTY AUCTION

121.5[±] productive farm land acres

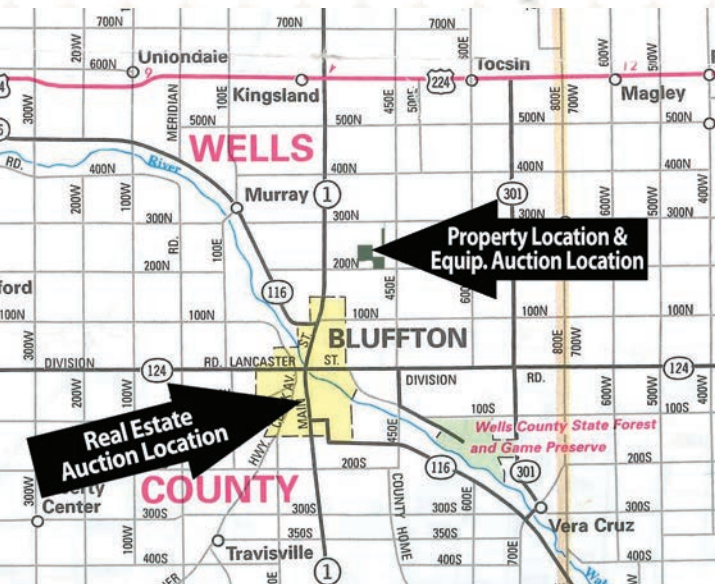
offered in 3 tracts or combinations

FARM LAND & EQUIPMENT

2 Dates

INSPECTIONS:
Meet a Schrader representative on Tract 1 on Monday, November 9 • 4 - 6pm.
Walk-over inspections permitted.

SOIL TYPES	
Code	Soil Name
Pm	Pewamo silty clay loam
BkB2	Blount-Del Rey silt loams
DeA	Del Rey-Blount silt loams
GlpB3	Glynwood clay loam
GlrB2	Glynwood silt loam



Monday, November 30 • 6 pm - FARM LAND
Auction held at: **WELLS COUNTY 4-H FAIRGROUNDS**
1240 4-H Park Road, Bluffton, IN

PROPERTY LOCATION: Tracts 1 & 2, 3939 E. 200 N., Bluffton, Indiana.
Tract 3: E. 300 N., Bluffton (1 mile east of Highway 1)

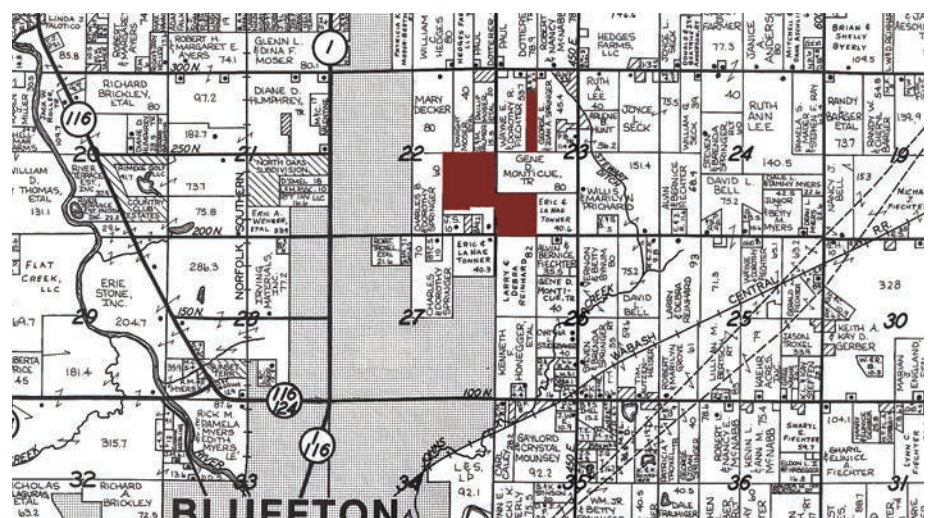
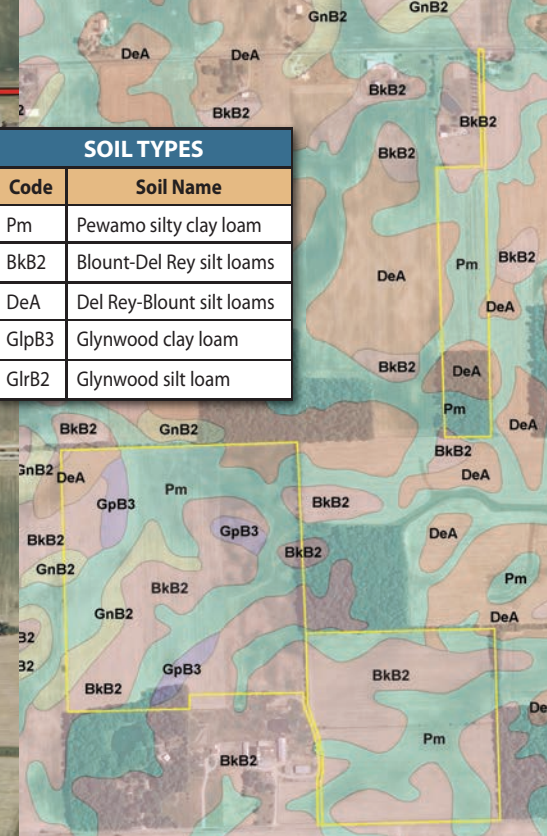
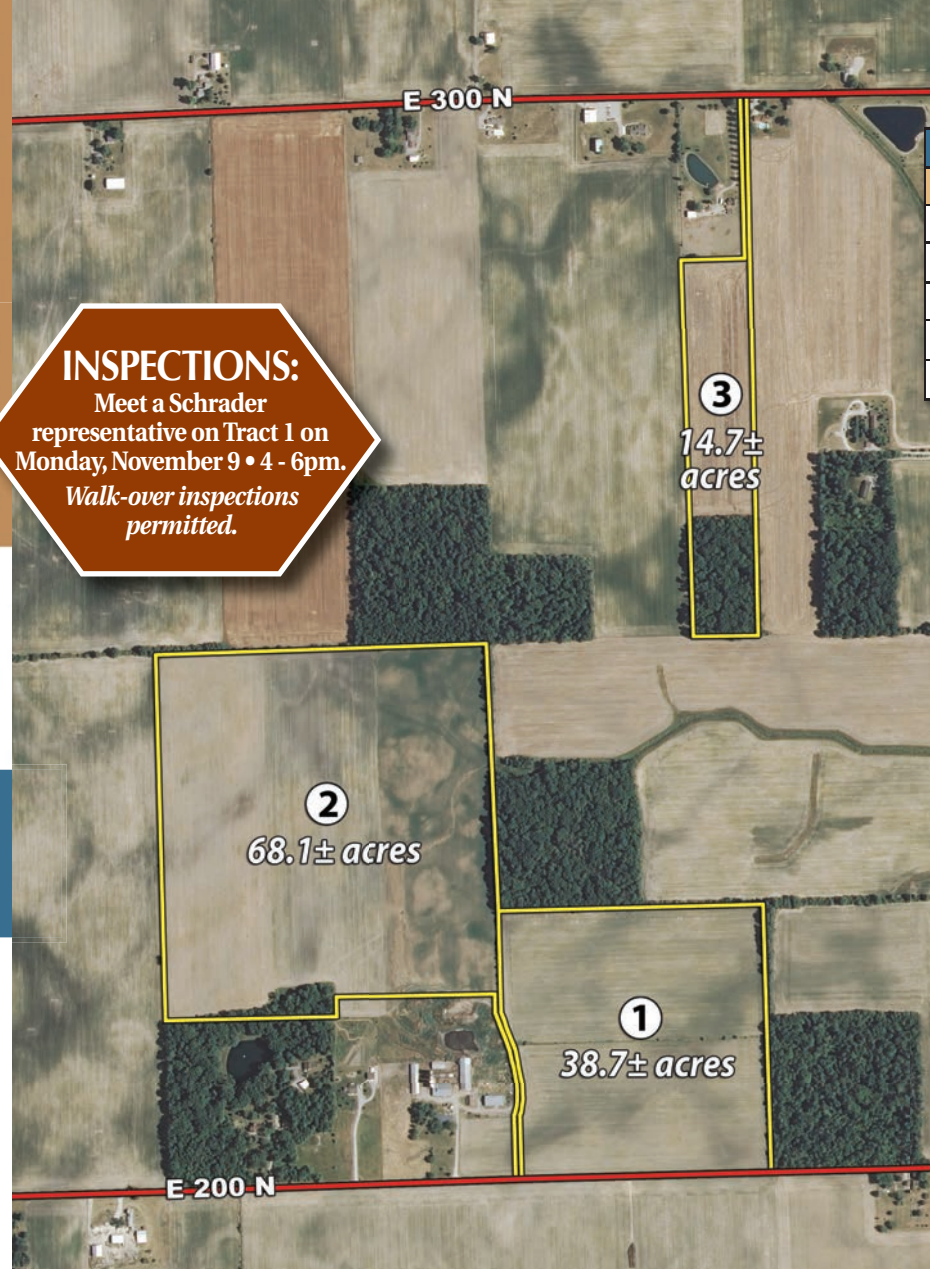
ONLINE BIDDING
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company - 800-451-2709.

SELLERS:
MAX AND JANET SPRINGER

TRACT 1: 38.7 Acres +/-, all tillable. This tract has several hundred feet of road frontage. Soils are mostly a combination Blount-Del Rey silt loams and Pewamo silty clay loam. There is good tile and drainage off of this tract.

TRACT 2: 68.1 Acres +/-, mostly tillable. This tract will have a 25' owned access off of E. 200 N. The Tract lies behind the farm buildings. Soils are a combination of Blount-Del Rey and Pewamo and some Glynwood silt loams. This tract has good tile and drainage.

TRACT 3: 14.7 Acres +/-. This tract has approximately 10 acres that are tillable and then a 4.58 +/- acre woods in the back. There is a 25' owned access off of E 200 N. It is located approximately one mile east of Highway 1 and just 1/2 mile east of Lancaster Elementary School. This offers a perfect location for a private estate site.



MORE PHOTOS ON OUR WEBSITE

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC
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www.SCHRADERFortWayne.com • www.SchraderAuction.com

