

REAL ESTATE & PERSONAL PROPERTY

AUCTION

SATURDAY, JUNE 4th - On Site

PERSONAL PROPERTY – 10:00 AM



- A-C D17 Series IV wide front gas tractor w/3pt, 540 PTO, 1 remote & 18.4-28 tires
- 6' Sunshine 3pt rotary mower
- A-C WD45 wide front gas tractor w/5' rotary mower
- A-C 3pt cultivator
- 6' single packer
- Buzz saw
- Flat rack wagon
- 16' Roadrunner tandem axle flat bed trailer
- Pickup bed trailer
- A-C 4 cylinder gas engine
- (6) 6' RR irons
- 12' aluminum boat

- Boat trailer
- Dump bed lawn cart
- Lawn sweeper
- Lawn roller
- Sears lawn tractor
- Wheel barrow
- Echo string trimmer
- Sears chain saw
- Electric hedge trimmers
- Poulan blower/vac
- Pole tree limb pruner
- Sledge, axes, rakes, shovels, brooms
- (2) 2'x4' charcoal BBQ grills
- 2 place lawn swing
- Camping gear & tents
- Rods, reels, fiberglass fish poles
- Fishing tackle
- Round LP gas space heater
- (7) bicycles
- Tricycle
- Ammo reloading supplies
- Wood burning stove (in parts)
- Lincoln 225 welder
- Welding vise clamps
- C-clamps
- Pedestal grinder
- Table top drill press
- Jig saw
- Metal cabinets
- Acetylene torch
- Sears 2T floor jack
- Bottle jacks
- Fuel pump
- Portable air compressor
- Model A rims
- Thirtmaster rear axle
- Wood industrial cart
- Old wringer washer
- Roper side by side refrigerator/freezer
- Frigidaire glass top electric range
- Mini refrigerator
- Whirlpool washer & dryer
- Small Wards freezer
- Mini Freezer
- Window A-C unit
- Microwave
- 12 cup coffee maker
- Food processor
- Blender
- Dishes, pots, pans, glassware
- Picnic basket
- Canning jars & supplies
- Cookbooks
- Dinette table & 6 chairs
- Sofa & love seat
- (3) rocker/recliners
- End & coffee tables
- 6 drawer chest
- Blonde bedroom suite
- (2) plank bottom chairs
- (10) folding chairs
- Manikin dress form
- Sewing material
- Quilting & arts & crafts items
- Oil lamp
- Old Hollywood elec. roaster
- Puzzles
- Picture frames
- Blankets & pillows
- Many books



ONLINE BIDDING AVAILABLE

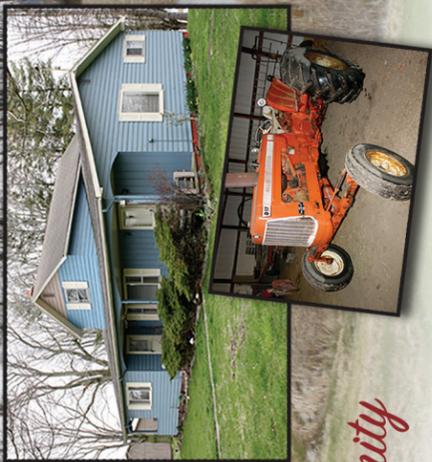
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. at 800-451-2709.

OWNERS:
ROBERT & NANCY JONES

AUCTION MANAGER: Gary Boggs



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70.9± Acres
Rare Find - Take Advantage of the Opportunity

OFFERED IN 4 TRACTS

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AUCTION MANAGER: Gary Boggs
#AC63001504, #AU01005815, #AU01042681

JUNE 2016						
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		

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Allen County, Eel River Twp. • NW Allen Schools
3 MILES NORTHEAST OF CHURUBUSCO

Rare Find - Take Advantage of the Opportunity

70.9± Acres

OFFERED IN 4 TRACTS

- Gently Rolling Wooded Setting
- Tillable Acreage
- Wildlife Retreat
- 4 Bedroom Home
- (2) 32' x 75' Pole Barns
- Road Frontage on 3 Sides



ONLINE BIDDING AVAILABLE

REAL ESTATE & PERSONAL PROPERTY

AUCTION

SATURDAY, JUNE 4th - On Site

Real Estate - 9 AM, Personal Property - 10 AM



800.451.2709
www.SchraderAuction.com

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, JUNE 4th - On Site

70.9± Acres

Inspection Dates:
 Monday, May 9, 4-5:30 PM & Saturday, May 14, 9:30-11 AM - Or call sale manager for an appointment to inspect the home.
AUCTION NOTE: After 55 years on the farm, Robert & Nancy have purchased a home in Churubusco and have decided to sell the farm.

LOCATED 3 Miles northeast of Churubusco on SR 205 to Wesley Chapel Road, then south ½ mile to auction.

REAL ESTATE – 9:00 AM

TRACT 1: 20 Acres about evenly divided by gently rolling grassland & peaceful wooded area. A unique country setting at the intersection of Wesley Chapel & Bryie Roads.

TRACT 2: 21 Acres of slightly rolling grassland that has not been farmed since 2003. This tract fronts on Wesley Chapel Road and would join with Tract 4 to make an excellent mini farm.

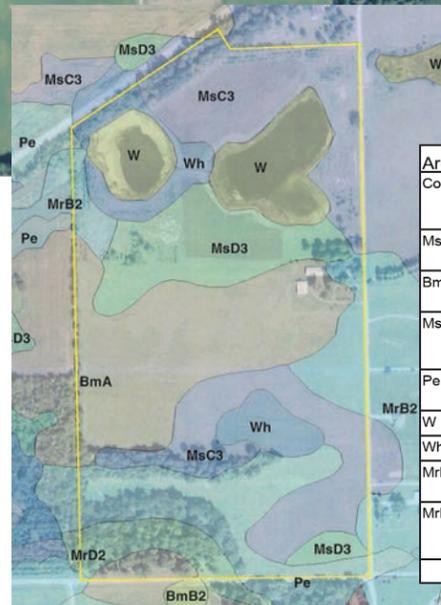
TRACT 3: 26.9± Acre sportsman or wildlife paradise with road frontage on SR 205 and Wesley Chapel Road. An elite recreational tract in the NW Allen Schools District.

TRACT 4: 3 Acres with 1-1/2 story, 1798 square foot, 4 bedroom home and (2) 32' x 75' pole barns.

BUY ANY TRACT * ANY COMBINATION * OR THE ENTIRE PROPERTY!

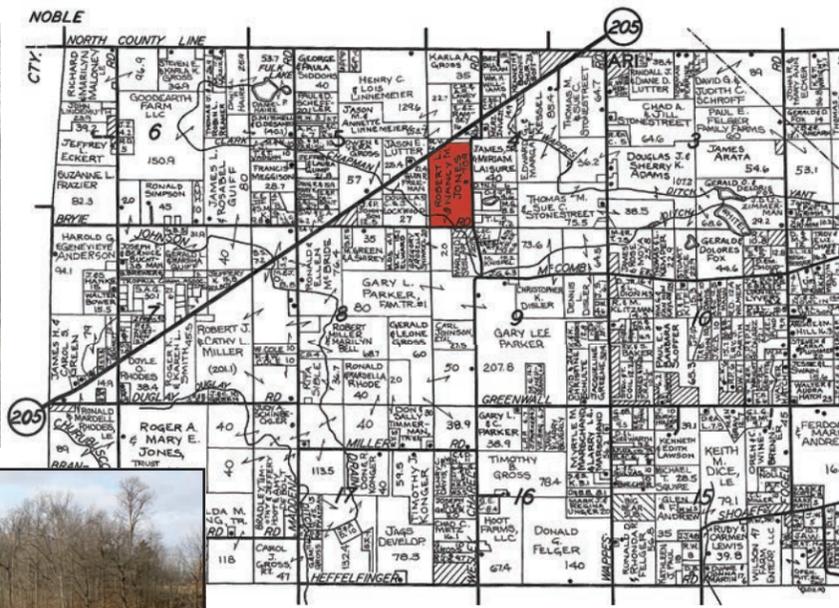
Allen County, Eel River Township - 3 miles NE of Churubusco • NW Allen Schools

- GENTLY ROLLING WOODED SETTING
- TILLABLE ACREAGE
- WILDLIFE RETREAT
- 4 BEDROOM HOME
- (2) 32' X 75' POLE BARNs
- ROAD FRONTAGE ON 3 SIDES



Area Symbol: IN003, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Oats	Grass legume hay	Soybeans	Winter wheat	Corn silage	Grass legume pasture	Pasture
Msc3	Morley soils, 6 to 12 percent slopes, severely eroded	18.55	26.2%		Ive	105		4	37	47	16		7
BmA	Blount silt loam, 0 to 2 percent slopes	16.33	23.0%		Ilw	141	4	5	46	63	1	9	
Msd3	Morley soils, 12 to 18 percent slopes, severely eroded	8.68	12.2%		Vie	90		3	32	41			6
Pe	Pewamo silty clay loam, 0 to 1 percent slopes	7.84	11.1%		Ilw	157		5	47	64			11
W	Water	7.80	11.0%										
Wh	Washtenaw silt loam	4.81	6.8%		Ilw	165		5	49	66	22		11
MrB2	Glywood silt loam, 2 to 6 percent slopes, eroded	4.24	6.0%		Ile	128	5	4	44	57	1		8
MrD2	Morley silt loam, 12 to 18 percent slopes, moderately eroded	2.66	3.8%		Ive	100		3	35	45	15		7
Weighted Average						110.9	1.2	3.8	36.7	48.5	6.5	3.8	3.6



TERMS AND CONDITIONS

PROCEDURE: Tract 1 through 4 will be offered individually, in any combination, or in total. 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 for individual tracts or combinations of tracts. 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's 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(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurance title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession will be given at closing, except for cropland. Possession of cropland shall be given October 1, 2016.

REAL ESTATE TAXES: Pro-rated to 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. 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 tract acreages, 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 there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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. Combination purchases will receive a perimeter survey only.

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 or representation, either expressed 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 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.**

