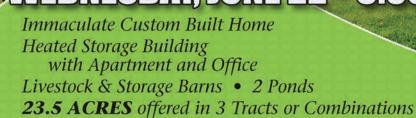
MODERN COUNTRY ESTATE AUCTION • HOME, 2 BUILDING SITES MAJOR ANTIQUE & COLLECTIBLES + Farm Equipment, Horse Trailer, Saddles, Tack Spencerville, IN





SATURDAY, JUNE 25 • 9:00 AM

Major Antique Scales Collection, Antiques & Collectibles Kubota Tractor, Polaris Ranger, Kubota Zero Turn Mower Small Implements, Horse Trailer, Saddles & Tack



ACCEPTANCE OF BID PRICES: All successful bidders there is no existing legal description or where new being sold on "S. S. WHERE IS" basis, and no warranty SALE TAKE PRECEDENCE OVER PRINTED MATERIAL Cosn at Clos .poing pro-rated to the day of closing.

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conditional upon financing, so be sure you hav exet etates Inergian States International States and St personal check or corporate check. Your bidding is not ing, immediately following the closing. payment may be made in the form of cashier's check, POSSESSION: Possession shall be given on day of clos- Seller. OI Tracts 2 and 3, 10%

sbid lib PROCEDURE: The property will be offered in 3 tracts the auction. Seller reserves the right to reject any and by the Seller and successful bidder(s) shall Company. All sketches and dimensions in the brochure

tween Buyer(s) and Seller.

closing, which will take place on or before July 29, 2016. mined to be necessary. DEED: Seller shall provide a Warranty Deed.

te insurance policy in the amount of the purchase price. sufficient for providing title insurance. Closing prices investigations, inquiries, and due diligence concerning open bidding on all tracts and the combination during. EVIDENCE OF TITLE: Sciller shall provide an owner's ti- of survey performed shall be at the Seller's option and for conduct of his or her own independent inspections, each pay half (50:50) of the cost of the survey. The type are approximate. Each potential bidder is responsible

t on the day of Costs for an insured closing shall be shared 50:50 be- AGENCY: Schrader Real Estate & Auction of Fort Wayne, ity for its accuracy, errors, or omissions. Conduct of the

at the auction site immediately following the close of Any need for a new survey shall be determined solely ing the property is made by the Seller or the Auction

CLOSING: The balance of the purchase price is due at advertised and surveyed acres if a new survey is deter- chure is subject to verifications by all parties relying on

shall not be adjusted to reflect any difference between the property. The information contained in the bro-

it. The Seller or the Auction Company assumes no liabil-

of the Auctioneer. The Seller and Selling Agents reserve

DISCLAIMER AND ABSENCE OF WARRANTIES: NII the right to preclude any person from bidding if there is LLC. and its representatives are exclusive agents of the auction and increments of bidding are at the discretion

ed materials are subject to the terms and conditions All decisions of the Auctioneer are final. shall be information contained in this brochure and all relat- any question as to the person's credentials, fitness, etc.

SURVEY: The Seller shall provide a new survey where outlined in the Purchase Agreement. The property is any announdementative survey where provide a new survey where purchase Agreement.

Fagreements boundaries are created by tract divisions in this auction. or representation, either express, or implied, concern- OR ANY OTHER ORAL STATEMENTS AMDE.

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Real Estate: 23.5 ACRES offered in 3 Tracts

M9 00:30 • 6:00 PM

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ASHDS REAL ESTATE & A

n County Farm AUCTION

WEDNESDAY, JUNE 22 • 6:00 PM



WEDNESDAY, JUNE 22 • 6 PM

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AUCTION LOCATION: 18414 Scipio Road, Spencerville, IN. Directions: Take 101 north off of St. Rd. 37, go 1-1/2 miles to Scipio Road, turn left to property.



TRACT 1: 15 Acres w/immaculate 3,800 sq. ft. custom built home! Home features master BR suite on main level w/ jet tub, 2 shower head shower, separate vanities, & lots of closet space. There are 2 large BRs on lower level, each w/ a bathroom. Kitchen features custom made cabinets by County Mill, a center island w/ cabinets, lots of extra cabinet storage, & a corner window over the sink for great view out over the back pond. The Great room off of the kitchen features a walk-out onto the huge upper level deck overlooking the back pond area! A bonus room for dining or recreation has a wall of windows overlooking the back pond area! There is a room for a den or study w/ double pocket doors. The utility room is huge w/ $\frac{1}{2}$ bath, lots of cabinets &

counter space. There is a large open loft above the kitchen & great room area — perfect for a study, hobby or rec area. The lower level offers a large family room w/ gas fireplace. There is a bricked area w/ drain & surrounded by windows (perfect for a hot tub), & a walkout covered patio off of the back. There is also a room plumbed & wired for kitchen, & a large storage area in the lower level. The 2 car garage has a complete floored attic w/ stairs. The first building is 36x80' w/ all concrete, 4 overhead doors, gas heat, & includes an apartment w/ full bath & office w/ counter + a conference room area & full bath. There is full length loft area for storage.

The livestock building is 48x64' w/ 3 box stalls, tack room, cattle pens, a heated office, water & electric. There is full hav storage overhead on 2 sides, a turn-out area in the front of the building, & a 90 x 90 riding arena off of the back. **The storage building is** 30x40' + a 20x40' heated lean-to. Both sides are concrete w/ electric & 14' overhead door. There is a dog run off of the back plus stall area.

There is a 40x56' livestock or storage **barn** w/ a front 14' sliding door. There is a 20x48' shed for implement storage w/ concrete floor.

The pond is over 1+ acre & nearly 16' **deep**. It is stocked w/ fish & has a covered pavilion w/ newly poured concrete. In front of the pavilion is a sand beach.

TRACT 2: 6.5 Acre scenic site, perfect for an estate building site! It is currently planted in alfalfa. It has over 400' of road frontage, rises up from the road for a very elevated building site, & backs up to a very private woods area. There is an old small pond on the north end of the tract.

Inspection Dates: Sunday, May 22 2-4PM & Wed., June 1

5-7PM

TRACT 3: 2 Acre parcel. This includes a 2 story home which will need complete restoration or demolition. The Tract offers a possible 2 acre building site w/ nearly 280' of road frontage, & runs back over 350'. It too rises up toward the back for a potential elevated building site.

3

2± acres

2

6.5± acres

(1)

15± acre

OWNER: Joseph A. Schaeffer Revocable Trust **AUCTIONEER: JERRY EHLE**

SCHRADER

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HORSE TRAILER: 2004 Sundowner 38' Sier-|set w/ enameled top • small butcher block ra SW series horse trailer, model 8014, 3 horse, 5th ANTIQUES & COLLECTIBLES: Cutter sleigh wheel, 14' camping-dressing area, fully kitchen & painted red \cdot John Deere 4'x 6' wagon or cart w/ bath, sleeps 6, w/ Onon generator 493 hrs., hay rack, seats for 4 • John Deere mower sulky • Elgin Nation-CLASSIC AUTOMOBILE: 1985 Pontiac Grand al coffee grinder w/ 28" wheels • Hobart dbl. head Prix, 350 V-6, fully loaded, 7600 original mi., excellent elec. commercial coffee grinder, model 2727 • Harley condition Davidson 3-wheeled pedal motorcycle · Railroad TRACTORS, MOWERS, & RANGER: 2013 | luggage wagon, all original • reproduction model T Kubota L5740 utility tractor w/ cab & LA 854 loader pedal car • plastic Mobil Pegasus wall sign • BF Go-& quick connect bucket, 128 hrs, industrial tires, seri- odrich sign • Michelin sign • lighted Goodrich-Mial#73456 • 2013 Polaris Ranger 4x4, 800 HO, 276 mi., chelin hanging sign • Cooper Tire sign • Richelieu tin dump bed, like new condition • 2013 Kubota diesel, litho coffee box • tin litho 5 pc. train • Aerial cast iron ZD 326S zero turn mower, 60", 26 HP, only 335 hrs • stove • cast iron cannon, fires • cutter sleigh, painted 1966 John Deere 110 riding mower, fully restored, red • Chein wind up tin litho ferris wheel • Sealtest 38" deck • 1950 Farmall M, runs good, original paint | Ice cream sidewalk sign • Maxwell House coffee adv. cart • Royal Crown Cola thermometer • Pepsi thergood rubber, ser. # FBK225417, duals EQUIPMENT & ATTACHMENTS (all bought mometer • Bulldog Won't Bite tobacco sign • Tonka new in 2013): 48" pallet forks for Kubota tractor or & Tru Scale trucks & farm toys • wall mount coffee Bobcat, PF 4048 S • King Kutter 72" professional grinders • John Deere 1847 wall pocket • V&K rerotary mower • JD Woods 7200 rotary finish mower stored water pump • counter cigar humidor marked "Freihofers" • 1950's General Electric retro refrigera-• King Kutter 6' grader box w/ adj. teeth, 6 shank • 3 point platform • 42" Agri-Fab lawn sweeper • 4' tor excellent cond. • Aerial cast iron stove • Richelieu Coffee tin litho box • Punch 5 cent cigar clown bank garden trailer • Husqvarna 55R21 mulching-bagger pusher mower w/ Honda eng. • Mantis cultivator-til- • cast alum. buffalo doorstop • collection of coffee grinders & mills, all varieties & sizes • vintage scooter er • Troy Bilt 2600 psi power washer all original • Western Flyer tricycle • early Firestone TOOLS & MISC: Echo 660 EVL 20" chain saw . boat motor • 14" Royal cook stove w/ accessories • Wagner airless paint sprayer • Coleman 3.5 HP 30 gal kitchen primitives, cherry pitter, grinders & more • air compressor • Reese hitches & accessories • lawn & Harley Davidson framed advertisements • (2) trangarden tools • halogen work light • RV waste tank sit scopes • deco desk lamp & Bakelite telephone • on wheels • **75 sq. ft.** hickory flooring • **wood** hobby graniteware bucket & pale • Dino Oil, Ford Mustang workbench w/ drafting light • saw horses • battery & other reproduction signs • many metal adv. trays • charger • 1.5 amp battery warmers • 3.5T floor jack • varn winder spinning wheel

100K BTU salamander heater • hose reel on cart SCALES: Watling fortune teller penny coin op HORSE & LIVESTOCK ITEMS: (5) 16' & (2 platform scale • Dayton #30 style 144 computing 12' pipe panels • 100 gal rubber trough • 30 gal rubscale, adj. mirror • **Toledo** white 3 lb. candy scale • 👖 ber trough • many small feeders & buckets • (2) poly Eastlake marble apothecary scale w/ brass trays • wheelbarrows • square hay feeder • large selection Buffalo barn scale, restored • Triner #8 postal scale • of bits, bridles, horse tack • Dura Tech nylon saddle Jacobs #20 Detectowate by Brooklyn Bros. • Angldibags, insulated, waterproof • Classic equine "Play to le #20 style E computing scale • Christian Becker sci-Win" saddle pads, 30x32 & 32x31 • several saddle entific scale • early cast scales of justice • Richardson pads & blankets • rolls of barb wire • Billy Cook 16.5" 10 & 30lb chrome weights • USS 50lb weight • large tooled leather western saddle • 11.5" black kid's Howe double post barn scale • Indiana Standard pit western saddle • saddle stands • large collection of less wood cased scale · also 20 more assrt. postal, horse, cowboy, western decorators • large cow hide candy, store & scientific scales ... too many to list FURNITURE: Barnwood rustic bar built by Jak-GUNS: 22 long hand gun from Tanfoglia, Italy, wood Furniture, 4'x 6' • pair of metal & leather westmodel TA, w/ leather holster · Colt auto 22 LR hand ern barstools • pair of tractor seat metal barstools gun, Challenger • Universal 12 ga. double barrel from Grabill, IN • large country pine china hutch • shotaun, non-firing • Marlin model 99 22LR rifle w/ corner armoire w/ cowhide doors • futon daybed • Apache 23x18x44 scope 3-sec. office unit, mahogany color • (2) leather office MISC .: Maytag washer & elec. dryer, Centennial chairs • log entry bench & matching coat hook

from Dr. Parker's, Woodburn • primitive harvest table • foreman's desk w/ 30 drawers painted green • • walnut wardrobe w/ burled doors • cast iron based café table from Stevens Toledo OH w/ 5 bentwood chairs • green beadboard cupboard • 30's breakfast

MORE PHOTOS ONLINE: www.SchraderAuction.com and www.SchraderFortWayne.com



ANTIQUE FURNITURE: 4' counter display

Commercial models • White refrigerator • porch glider on frame • park bench • Lodge cast iron skillets & camping gear · household decorator items · sevglass door wall display cabinet • jewelers work desk of Western & Cowboy items, decorators, pictures, figurines, stirrups, lamps & more • 2 Breyer horses in boxes • assrt. dishware & cookware • lawn chairs