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**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*

ONLINE BIDDING  
AVAILABLE

TRACTOR • POLARIS ATV • ARGO ATV  
TRUCK • TRAILERS  
FIREARMS • SHOP TOOLS  
POWER TOOLS & HAND TOOLS  
LIVESTOCK EQUIPMENT  
BUILDING MATERIALS  
LAWN MOWERS & EQUIPMENT  
ANTIQUE & PRIMITIVES  
OUTDOOR & HOUSEHOLD ITEMS  
AND MUCH MORE!!

2 BARN, POND • TILLABLE LAND • BUILDING SITES!

54<sup>±</sup> acres  
Offered in 5 Tracts



Allen County, IN  
Woodburn, IN



2 Dates

*Personal Property*  
Saturday, July 21 at 9:00 am

*Real Estate*  
Monday, July 23 at 6:00 pm

Auction held at 23914 Maumee Center Rd, Woodburn, IN

Auction held at Woodburn Community Center,  
22651 Main St, Woodburn, IN

AUCTION

Allen County • Woodburn, IN

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Not responsible for accidents.  
the auction take precedence over any printed material.

Cash or Check with ID. Announcements made the day of

TERMS & CONDITIONS:

950 N. Liberty Dr., Columbia City, IN 46725

CORPORATE HEADQUARTERS

260-749-0445 | 866-340-0445

AUCTION MANAGER: JERRY EHLE

JULY 2018						
SUN	1	2	3	4	5	6
MON	8	9	10	11	12	13
TUE	15	16	17	18	19	20
WED	22	23	24	25	26	27
THU	29	30				
FRI						
SAT						



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**PROCEDURE:** The property will be offered in 5 individual tracts, and in any combination of these tracts, or 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. The property will be bid in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** 10% Cash down payment at close of auction for individual tracts or combination of tracts. The down payment may be made in the form of cash or cashier's check or a personal or corporate check immediately negotiable. CASH OR CASHIER'S CHECK OR A PERSONAL OR CORPORATE CHECK IMMEDIATELY NEGOTIABLE. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGEMENTS FOR FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**APPROVAL OF BID PRICES:** At the close of the auction, buyers will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable. All final bid prices are subject to the seller's acceptance or rejection.

**DEED:** Seller shall provide a Trustee's deed. Real Estate sold subject to all rights of way, legal highways, leases, and easements of public road and utilities.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**CLOSING:** Balance of purchase price is due in cash at closing, which will take place on or before August 23, 2018. The cost for an insured closing will be shared between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

**POSSESSION:** Possession of the tracts with buildings shall be at day of closing. 50/50 between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

**PROPERTY INSPECTION:** Each potential bidder is responsible to conduct, 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. Please feel free to inspect the land at any other time at your own risk and being careful to respect the tenant farmers' growing crops.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded easements, if any will be assigned to the Buyer.

**DISCLAIMER AND AVERAGE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. The property is being sold on an "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. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchases) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied, or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company 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.

**OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



# AUCTION

## Real Estate

**Monday, July 23 • 6:00 pm**

**AUCTION HELD AT WOODBURN COMMUNITY CENTER**  
Located at 22651 Main Street, Woodburn. Corner Main and S.R. 101.

**54± ACRES • 2 BARN • POND**  
**• TILLABLE LAND • BUILDING SITES!**  
**OFFERED IN 5 TRACTS OR COMBINATIONS!**

### TRACT DESCRIPTIONS:

TRACTS 1 – 3 ARE LOCATED AT 23914 MAUMEE CENTER ROAD

**TRACT 1: 32'x96' POLE BARN, POND, SHOOTING RANGE, 4.94± ACRES.** This Tract is approx. 185' wide and approx. 1200' deep. The

building is 32'x96' with one overhead door and one slider, plus service doors. It is all concrete floor with metal roof. The room sizes are 47'x31', 31'x31', and 15'x31'. There is a full length 10' overhead porch on the back facing the pond. The stocked pond is approximately ½ acre. There is a mounded shooting backstop behind the pond.

**TRACT 2: 5± ACRES, ALL TILLABLE LAND.** This tract is also approx. 185' wide and 1200' deep. It is mostly all tillable land. Combine this with Tract 1 for a nearly 10 acre estate site!

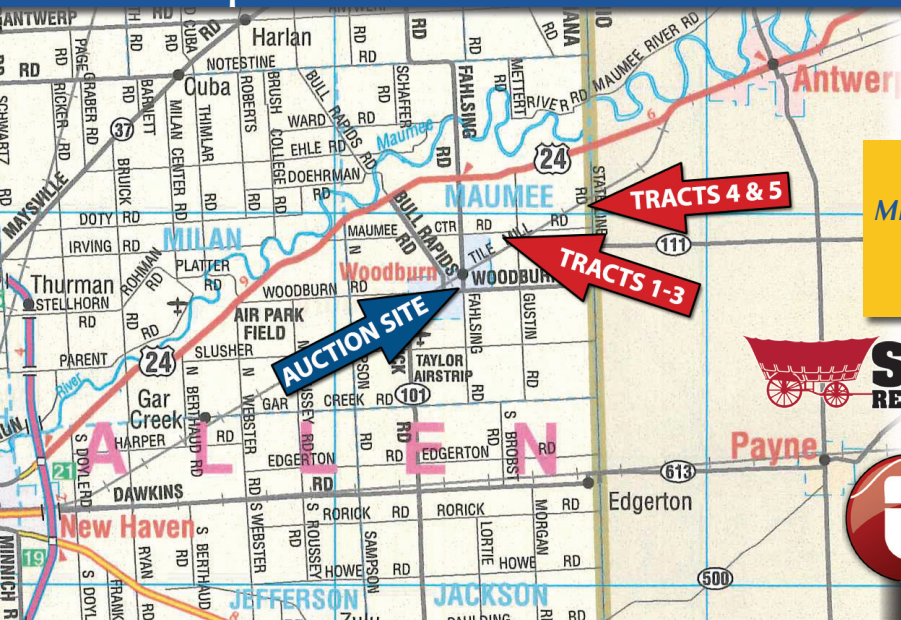
**TRACT 3: 21.4± ACRES.** This tract lies adjacent to Tract 2 and has nearly 600' of road frontage. It is mostly tillable land and the back boundary is the drain to the south and east. The soils on these tracts are a combination of Nappanee silt loam and Hoytville silty clay.

TRACTS 4 & 5 ARE LOCATED AT 6385 STATE LINE ROAD (Located between Ohio Road 111 and Old U.S. 24)

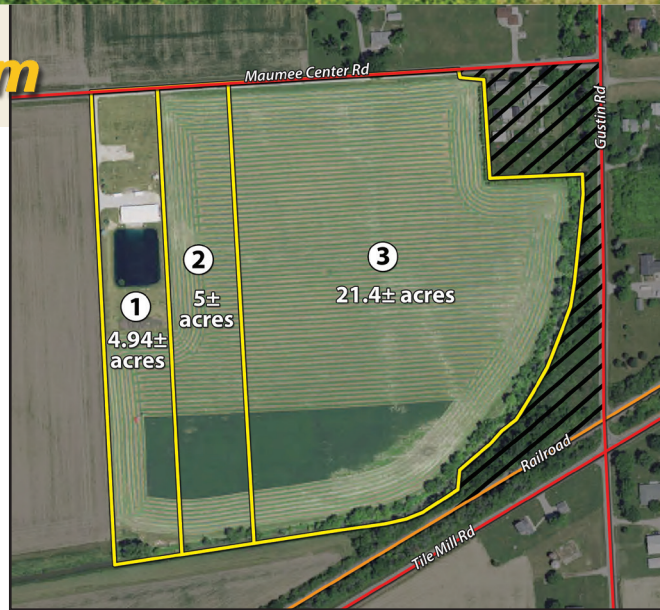
**TRACT 4: A 40'x130' METAL BUILDING AND 7± ACRES.** This tract has approx. 170' of road frontage and runs back to the railroad right of way approx. 1200'. The building was a livestock confinement building and is all concrete floor and being used as a storage building. There is a full length concrete porch and retaining wall. The manure pits behind the building have been filled in. The drive onto this property is subject to an ingress / egress easement to the neighboring property.

**TRACT 5: 16± ACRES.** This tract is mostly tillable with approx. 450' of road frontage. The south border of this tract is an open drain. A great opportunity for a possible mini farm site!

**SELLER: Gregory L. Reed Revocable Living Trust • Attorney: Mitch Thompson**



**Allen County • Woodburn, IN**



**REAL ESTATE PREVIEW DATE:**  
**MEET A SCHRADER REPRESENTATIVE AT BOTH PROPERTIES:**  
**WEDNESDAY, JUNE 27 • 5-7PM OR**  
**CALL OFFICE FOR PRIVATE SHOWING**



**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

**AUCTION MANAGERS:**  
**Jerry Ehle, 260-410-1996**  
**Mike Roy, 260-437-5428**

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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. - 800-451-2709.



## Personal Property

**Saturday, July 21 • 9:00 am**

**PERSONAL PROPERTY PREVIEW:**  
**FRIDAY, JULY 20 • 9AM - 6PM**

**AUCTION HELD AT 23914 MAUMEE CENTER ROAD, WOODBURN**  
Located just ½ mile east off of S.R. 101, north of Woodburn.

**TRACTOR • ATV'S • TRUCK • TRAILERS • EQUIPMENT:** • 1979 John Deere 2640, diesel, 77 HP, 4965 hrs., new rear rubber 16.9-28, with dual remotes, with model 48 loader, serial number 3204251 • **ARGO 6X6 BIGFOOT amphibious ATV** with 18 HP Briggs & Stratton, front winch, ser#V698-58 • **1999 Chevy 3500 HD Dump Truck**, Automatic, 51,000 miles • **1998 Woods 6215 zero turn mower**, diesel, 61", 679 hrs., liquid cooled, ser#632188 • **Polaris Sportsman 500 4X4 ATV**, 798 hrs., power winch • **Bobcat 607 Backhoe** with 12" & 16" buckets • **2008 Bobcat posthole auger 15C** • **Bobcat self-propelled trencher T114**, 1058 hours • **2014 16 ft. 14,000 GVW Tandem Axle Trailer** • **2014 15 ft. 7,000 GVW Tandem Axle Trailer**

**GUNS • FIREARMS • RELATED:** • Shotgun shell reloader • (2) Mo-Skeet-O target throwers & cases of targets • many hard & soft side rifle & gun cases • 30 yrs of American Rifleman magazines • reloading supplies & equipment • Steven 520 12 Ga • Ithaca Model 37 16 Ga • Browning Arms Buck Mark .22 rifle • Winchester Model 120 riot barrel w/ rifle sights, 12 Ga • Charles Daily turkey 20 Ga • Winchester Model 37 Youth model 20 Ga • Winchester 37 .410 Ga • Iafever Nitro Special Double barrel 12 Ga • Heritage Rough Rider Combo 4" .22 • Marlin Mod 99 Semi .22 • Arminius Model HW38 .38 Spec. • Whippet Model C single 16 Ga • J.C. Higgins Model 101.23 .410 • U.S. Revolver .32 • GECO bolt action .22 • Mexico mauser 8mm • Turkish mauser 8mm • Mexico mauser action

**LAWN & GARDEN:** • Troy Bilt 28/40 Storm snow blower, like new, 28" 2 stage, with windshield, electric start • Swisher 13HP 60" pull behind mower • Sears ST 16 riding mower • Craftsman GT18 riding mower • Sears 16-6 riding mower with blower & cab • Wheel Horse C160 riding mower, snow blade & parts tractor • DR driveway grader with electric adjustment • Stihl MS 660 chain saw • (2) Stihl 460 chain saws • Stihl string trimmer • McCullough gas blower • assorted string trimmers • pull sprayer with 3 HP gas engine • Roto-Hoe rear tine tiller • 8HP log splitter • SS garden wagon • poly garden trailer • large assortment garden tools • post hole diggers • pitch forks • axes • 8' disc on rubber • spring tooth harrows • lawn aerator • 2 wheeled utility trailer • garden carts & trailers • 12V sprayer

**TOOLS & EQUIPMENT:** • 3500 Psi Power washer with Honda 13 HP engine • Lincoln Idealarc SP250 mig welder • Redd Arc Python plasma cutter • Sanborn vertical air compressor, 60 gallon, 5HP • Central Machinery milling machine, 12 speed, 2HP on wheeled bench • engine hoist • engine stand • 12 speed benchtop drill press • 200 gallon split fuel tank with one new electric pump • Wilton swivel vise • (2) floor model pipe benders • 30 ton H press on wheeled cart • hundreds of wrenches, sockets & hand tools • Dake arbor press • small bearing press • many floor jacks, bottle jacks & screw jacks • milling vices • bench grinders • metal cut off saw • Milwaukee saw saw & hammer drill • NAPA impact sockets • 3/4" drive socket set • (2) salamander heaters • like new job site tool box • assorted tool boxes • torch set with cart & regulators • several battery chargers & testers • Drive All large belt driven lathe with 18" 4 jaw chuck • grease guns • wrecking & pry bars • Oster power pipe threader on cart

**MISC. EQUIPMENT:** • Speed Co quick hitch • John Deere quick hitch • ATV-mower jack • 3 pt boom crane • barrel stand • portable stairway • Allis Chalmers 3 pt arms • (2) wood burning stoves • many mobile home axles & wheels • assorted truck tires & rims • rear tractor wheel weights • cables with hooks • many log chains & binders • 16' & 24" aluminum extension ladders • nylon straps • 5th wheel tripod jack • Reese hitch receivers • many welding tables, work benches & shelving units • tons of hardware & hardware cabinets • heavy duty shop shelving • I beam trollies • chain hoist • large roll rubber coated 5/8" cable • new Chevy S-10 tailgate, 84 & up • boat anchor • 3HP transfer pump • Handy Jack • material stands • pipe clamps • pair of aluminum ATV ramps

**LIVESTOCK EQUIPMENT:** • steer stuffer bulk feeder • (2) Big Spring poly cattle waterers • 100 gallon Rubbermaid water tank • (10) 12' & (6) shorter Stainless Steel pipe gates • (2) 12' pipe gates • assorted gates & panels • (20) raised calf floor, rubber coated mesh • rolls of barb wire • appliance dolly • new T posts • 8' & full length telephone poles • livestock fan

**BUILDING MATERIALS:** • assorted metal barn siding • 24" poly corrugated tile 14' long • (8) new vinyl replacement windows • (50+) 2 x 6 x 12' • assorted windows & doors • new 3' entry door • 4" poly tile • clay tile • large pile of bricks • assorted chimney pipe • 1" & 3/4" plywood • 1 1/2" & 2" poly water line • many sheets of new wood grain formica • new welding iron, angle, channel & sheet metal • (2) aluminum tapered streetlight poles

**ANTIQUES, PRIMITIVES & COLLECTIBLES:** • machine gun cannon caisson • set of 1964 1/2 Mustang hubcaps • Kona bear & muskrat traps • buzz saw blade • headlights for Model T • wood rims for model A & T • RR lantern with marked globe "WIR" • caboose lantern • copper boiler • buck saw • draw knives • oil cans • pulleys • sleds • doctor's bag • cast iron pot • wire baskets • vintage drawered hardware cabinets • vintage hand tools, drills & saws • corn sheller • metal Budweiser clock • frog gigs • log carrier • block planes

**OUTDOOR & HOUSEHOLD:** • Like new viper kayak • 4 seat paddle boat • Rubbermaid patio shed • picnic tables & patio furniture • water skis • bicycles • bunk beds • twin bed • many camping chairs • tent new in box • Golden Companion convalescent scooter • window air conditioner



*See Website for More Photos!*

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