

WARSAW, INDIANA • KOSCIUSKO COUNTY

High Quality Estate & Items REAL ESTATE AUCTION & PERSONAL PROPERTY

SATURDAY, SEPTEMBER 29TH

REAL ESTATE - 10AM, PERSONAL PROPERTY - 10:30AM

*Property & Auction Location: 260 E 350 N, Warsaw, Indiana, 46582.
North of US 30 on State Road 15 to CR 350 N, Turn east ¾ to property on the north side.*

OWNERS:
MIKE AND PAM
VALENTINE

• Secluded Modern County Home with Pool • Potential Building Site • Pasture • Tillable Land • Tippecanoe River Meanders through this hunter's paradise • Ponds • Prime Hunting • Near town and shopping • Near the Airport • Great for Horses • 2 pole buildings



REAL ESTATE INSPECTION DATES: TUESDAY, AUGUST 28TH: 4-6 PM / SUNDAY, SEPTEMBER 2ND: 1-3 PM

TRACT INFORMATION:

Tract 1: Secluded country home on 6.5± Acres, this beautiful country home has approximately 3300 square feet of finished area, is loaded with amenities! Custom Kitchen with appliances, breakfast nook, formal dinning room, living room with vaulted ceiling and floor to ceiling stone fireplace, 2 full and 2 half baths. 3 bedrooms. Master on the main floor, with garden tub, shower and walk in closet. Full finished basement with fireplace. 2 car attached garage, Patio with pergola, and full size in ground pool, this home is one you have to see to appreciate. All secluded off the road surrounded by pines and landscaping. Country living at the doorsteps of Warsaw.

Tract 2: 67+- acres, Mix of pasture, and recreational land, and great potential building site, 32'x24' pole building and 24'x12' lean-to, with the Tippecanoe River meandering across this tract and large pond. Never leave town for some of the best hunting and wildlife in Northern Indiana, deer, turkey, birds and water fowl. Secluded off CR 350 N, 50' of owned access. The wildlife area is enrolled in the Federal Wetland and Reserve Program.

Tract 3: 8.5+- acres, Swing Tract, can only be purchased in combination with any adjoining tract or by an adjoining landowner. Heated, 48'x26' pole building with office, great shop or storage great pasture or tillable area.



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 **Kevin Jordan at Schrader Auction Co. - 800-451-2709**.

AUCTION MANAGERS:
Gary Bailey: 800-659-9759
Phil Wolfe: 260-248-1191
#AC63001504, #AU09200000



800-659-9759 GaryBaileyAuctions.com

82[±]
acres
IN 3
TRACTS



PERSONAL PROPERTY

PREVIEW: PERSONAL PROPERTY: FRIDAY, SEPTEMBER 28TH, 9AM-6PM / REAL ESTATE: 3PM-5PM

FIREARMS/AMMO/HUNTING/CAMPING EQUIPMENT/MOUNTS

• Beretta SP11 Silver Pigeon Over/Under .12 Ga. Shotgun
• Mossberg Tac Mod. 500A .12 Ga. w/Folding Stock • Mossberg .12 Ga. w/Slug Barrel & Bushnell Sportview Scope
• Remington Mod.700 BDL .338 Cal.w/Leupold 3x9 Scope
• Remington 870 Express Magnum w/Slug Barrel • Winchester Mod. 1200 .12 Ga. w/Slug Barrel • Ruger 10/22 Auto Carbine
• Shepherd M4 Carbine Elite 5.56 w/RedField Scope & Matching Case • Large Qty. Ammo Including .22 .270 .338 .9mm .35 45-70 .223 .12 & .20 Ga. • Nikon Prostaff Rifle Scope • Winchester/Alliant Powder • Primers • Prostaff 2300 Compound Bow • PSCF1 Maxis Compound Bow • Gun Rest • (2) Texas Deer Stands • Brent Hunt's Elusive Whitetail Deer Stand • Loggy Bayou Deer Stand • (2) Climbers • Deer Antlers • 20+ Duck Decoys • Champion Easy Bird Wobbler Skeet Thrower • Clay Pigeons • RCBS Case Cleaner • Reloader • Hunting Gear • Cammo Clothes • Gun Sleeves • Delta Knockout Target • Die Sets • Reload Equipment • Mounts/Skins: • Kudu Woodland Antelope Skin (Africa) • Kudu Horns • Zebra Skin (Africa) • Eland Antelope (Africa) • Black Bear Skin Rug • Wyoming Antelope • Caribou • Goose • Moose rack 36" • 8 pt. Mule Deer • 11 Pt. White Tail • 14' Uniroyal Canoe (Made in Warsaw) • (2) Grumman Lite Weight Aluminum 14' & 16' Canoes • Canoe Paddles • 25 + Muskee Baits • Fishing Poles & Reels • Orvis Snow Shoes • Cross Country Skis • Camerons Stovetop Smoker • Life Jackets • Camp Stools • Lake Tubes Swimming Equipment • Motor Cross Helmets

TRACTOR/MOWERS/TRAILERS/ ATV'S/3 PT. EQUIPMENT

• 1952 Ford Golden Jubilee Gas Tractor, shows 2,865.8hrs
• 2014 Toro Z-Master Commercial 2000 Series Zero Turn Mower 48" Deck (225hrs) • 2010 JD LA115 Riding Mower 19.5HP Hyd. w/ JD 46" Snow Blade (186.2hrs) SN# GXA115A352662
• 2016 12X6 Dump Bed Trailer • Kirlin Aluma Aluminum 5X8

Trailer (NT) • Pull Behind Utility Trailer • Carry On ATV/UTV Trailer • 2007 Honda Rancher 420cc 4X4 ATV (low hrs) • 2007 Honda Rancher 420cc 4X2 ATV (402 hrs, 1826 Miles) • Willsite MOD. WPHD 3pt. 2 Row Potato Planter SN#201736 • Del Morino Caprese Michelangelo 3PT Potato Picker, PTO Drive • County Line Middle Buster 15" 3pt. Potato Plow • 3pt. Potato Cultivator • King Kutter 3pt. Hiller • Keen Kutter II 4' 3pt. IOI Series Tiller • Ford 3 BTM Plow, 3pt. SN#2236 • County Line 6' 3pt. Grader Blade • King Kutter 3pt. Grader Box • Covington 1 Row Corn Planter • Fimco 3PT. Sprayer w/Huskee Poly Tank (new hypro pump) • 3pt. Boom • Hay Feeder • Flat Rack Wagon w/Running Gear • Wood Canopy • Strick Semi-Trailer, Storage/Scrap

GENERATOR & SHOP EQUIPMENT

• Generac GP 17500 E Generator 1.7hrs • Dewalt & Rockwell Chop Saws • Atlas MOD. P4 Drill Press (220V) • Clausing MOD. 3110 Table Saw • Sears 103.23320 Jointer • Rigid DC 20000 Vac System • Craftsman MOD. 112 Planer (220V) • Craftsman 16" Scroll Saw • Dewalt Cordless Drill & Grinder • B-Line Sharpener/Grinder • Porter Cable Sander & Jig Saw • Skil Hand Sander • Mikita Corded Drill • Kobalt 8 GAL Air Compressor • Napa 85-700 Battery Charger • Band Saw • (21) PC ¾ Drive Tool Set • Tools/Tool Boxes • Woodworking Bench • Grinder • 6 GA Shop Vac • Nuts/Bolts Misc. Hardware • C-Clamps • Wood Clamps • Pipe Wrenches • Cabinets • Diesel Fuel Tank on Stand • 2 Wheel Dolly • Metal Shelving • Cement Mortar Box • Large Qty. of Lumber • Scrap Metal

LAWN & GARDEN

• JD 3300 Power Washer • Stihl 029 Chain Saw • Troy Bilt TB22EC Weedeater • Echo GT-2000 Weedeater • Echo SHC-212 Bush Cutter • Stihl BR430 Backpack Blower • Simplicity SNO-AWAY 9 28" Self Propelled Snow Blower • 1978 Troybilt Horse Tiller (new motor) • Huskee Viper Garden Tiller • Earthway Mod. 1001-B Garden Seeder • B&D Electric Edger • Precise Fit Pull Behind Seeder • Graco Magnum Project Paint Sprayer • Kifco Water Wheel Irrigation System • Agstar Livestock Waterer • Raven Pull Behind Sprayer

• High Tensile Wire Wrapper & Wire • Red Pig & HOS Garden Cultivators • Irish Beehive • Freeland Water Tub • Compact Compost Tumbler • Super Duty Yard Cart • Yard Cart & Rake • (2) Speed Rite Panther 9800 Fence Chargers • 2 Wheel True Temper Wheel Barrow • 10X12 Storage Shed • (2) Dog Kennels • Aluminum Ramps • Yard Tools • Glazed Garden Pots • Bird Houses • Hand Sprayers • Potato Crates • Garden Chemicals/Fertilizers • Igloo Cooler • Step Ladders • Electrical Boxes • Dolly Cart • Gas Cans • Ratchet Straps • Extension Ladders • Lawn Seeders • Chains • IU Corn Hole Set • Patio Table & Chairs • Wrought Iron Chairs & Plant Stands • (2) Wicker Rockers • Child's Rocker • Wood Adirondack Chairs • Oak Bench • (2) Cement Benches • Yeti Tundra 35 Cooler

ART/ ANTIQUES/COLLECTIBLES

• (3) Ailee Gerard Oil Paintings (local artist) • Brock Blosser Red Oak & Pine Wood Carvings • Ducks Unlimited Thermometer & Wall Clock • Ephraim, WI "Wilson" Print B Ft. Wayne/ Columbia City Lard Tin • Bowling Pins • Konica Camera/Accessories & Case • Crocks & Jugs • Copper Boiler • Galvanized Tub • Barn Pulleys • (2) Sleds

FURNITURE & APPLIANCES

• Schwartzendruber Solid Oak Dining Room/Conference Table & Chairs (made in Goshen, IN) • (4) Sleigh Back Accent Chairs • (2) Parlor Chairs • Modern Entertainment Center • LG 55" & 32" Flat Screen • 22" Vizio Flat Screen • Jamo Sound Bar • Leather Couch & Love Seat • Rocker • Easy Chair • Secretary • Sofa Table • Oak Side Table • Table & Floor Lamps • Dresser • (2) Bunk Beds • Trendle Bed • Maytag Bravos XL MCT Washer & Dryer • Frigidaire Deep Freeze • Oak Jewelry Cabinet • Night Stands • Book Shelves • Stereo Equipment • Kirby Sweeper • Body Guard Quantum Step Master Exerciser • Copperware/ Kitchenware • Christmas & Home Décor • More Items Still Being Added at Time of Listing

VEHICLE

• 2011 Cadillac CTS4 4 Door Sedan, Auto/Loaded 65,518 miles VIN#1G6DGS59C0100510

Mike & Pam Valentine are retiring and have decided to sell their home and personal property and head out in their motor home. Plan to attend this high quality auction. Don't miss this opportunity to come and bid your price!



AUCTION TERMS & CONDITIONS

PROCEDURE: The Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. Tract 3 is a swing tract and may only be purchased in combination with any other tract or by an adjoining neighbor. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. property will be bid in the manner resulting in the highest total sale price.
DOWN PAYMENT: 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.
APPROVAL 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 Sellers acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place 15 days after proof of merchantable title.
POSSESSION: At closing.
REAL ESTATE TAXES: Seller shall pay the 2018 real estate taxes due in 2019. Buyer pays all taxes thereafter.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.
SURVEY: AT THE SELLER'S OPTION, 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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall not

be adjusted to reflect any difference between advertised and surveyed acres on tracts, there shall be no adjustment on parcels or combinations of parcels that include improvements. If a new survey is determined to be necessary by the Seller, Tracts bid in combinations shall receive a perimeter survey only.
EASEMENTS: The sale of the property is subject to any and all easements of record. Joint driveway easement for Tracts 1 & 2.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. Tract acreage has been estimated based on aerial photographs. 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The

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