

# AUCTION

REAL ESTATE  
& FARM  
EQUIPMENT



Real Estate: Thursday, October 18 • 6:00pm  
Farm Equipment: Wednesday, October 3 • 4:30pm  
Open House Dates: Wednesday, September 19 • 4:30-6pm | Sunday,  
September 23 • 12-1:30pm | Thursday, October 4 • 4:30-6pm



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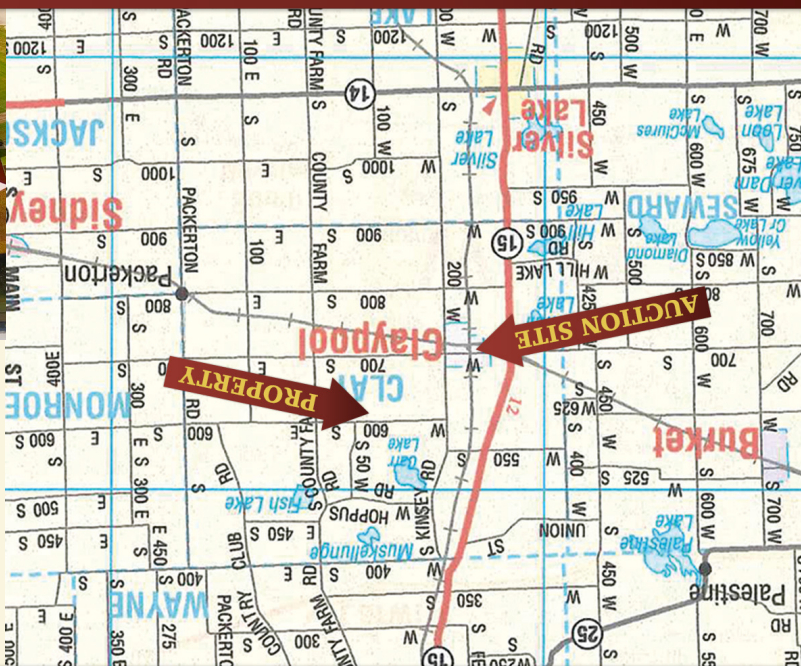
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OPEN HOUSE DATES: Wed, Sept. 19 • 4:30-6pm | Sun, Sept. 23 • 12-1:30pm | Thur, Oct. 4 • 4:30-6pm

REAL ESTATE AUCTION LOCATION: Claypool Lions Club • 205 W Calhoun St, Claypool IN • From SR 15 turn east on CR 700 S, 1/2 mile to Railroad St, then 1 block south to the building.  
PROPERTY LOCATION (FARM EQUIPMENT AUCTION HELD HERE): 669 W 600 S, Claypool, IN • 5 miles south of Warsaw, 1 1/2 miles north of Claypool • From SR 15 turn east on CR 550 S, continue 1/2 mile to Kinsey Rd (CR 200 W), turn south, travel 1/2 mile to CR 600 S and turn east, travel about 1 mile to property.



# AUCTION

REAL ESTATE  
& FARM  
EQUIPMENT

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REAL ESTATE  
& FARM  
EQUIPMENT

# AUCTION

Farm Equipment: Wednesday, October 3 • 4:30pm



Exceptional 2 Story Home • Tiled Productive Farmland



Real Estate: Thursday, October 18 • 6:00pm

# 111.5±

ACRES IN 8 TRACTS

CLAY TWP • KOSCIUSKO CO • CLAYPOOL, IN



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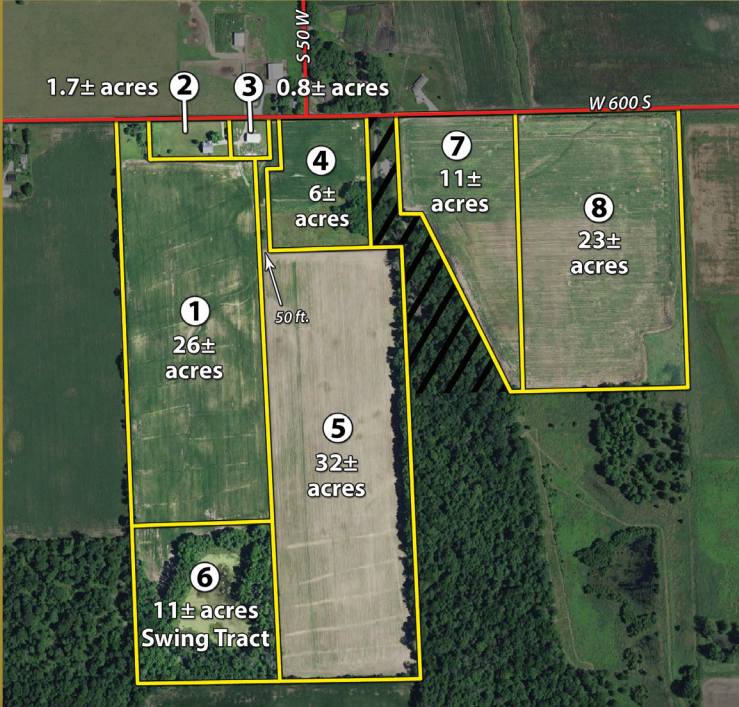


REAL ESTATE  
& FARM  
EQUIPMENT

AUCTION

CLAY TWP • KOSCIUSKO CO • WARSAW COMMUNITY SCHOOLS

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TRACT DESCRIPTIONS

This property has 93.24± FSA tillable acres. Tracts 1, 5, 7, and 8 all have been tiled to the county ditch or county tile. The Byers were Indiana River Friendly farmers. Tillable land had cover crops applied every year and fertility maintained.

**TRACT 1: 26± ACRES** nearly all tillable, tiled, with 104± ft. road frontage.  
**TRACT 2: 1.7± ACRES** 2 story, 5,080 sq.ft. 4/5 bedroom, 4 bath home with full walkout basement. Large 2 car garage and large yard. Home offers open kitchen with bar and oak cabinets. The walk out basement is completely finished and has a home movie theater and cherry wet bar with Black Galaxy granite counter tops. Bathrooms have cherry cabinets and Ibere Crema Bordeaux granite counter tops. This is a very nice home that was built new by the Byers. You will not be disappointed!  
**TRACT 3: .8± ACRES** with 40'x60' pole barn with concrete floor.

**TRACT 4: 6± ACRES** with 416± ft. road frontage, tillable and pasture land with small woods. Great potential building site.  
**TRACT 5: 32± ACRES** all tillable with 50 ft. road frontage, tiled.  
**TRACT 6: 11± ACRES SWING TRACT** wooded ground with large pond. This tract must be purchased in combination with any adjoining tract or by an adjoining neighbor.  
**TRACT 7: 11± ACRES** all tillable. Tiled and very productive land. Great potential building site.  
**TRACT 8: 23± ACRES** mostly tillable. Tiled and very productive land, potential building site.

**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 8 individual tracts, as a total 111.5± acre unit. Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price. **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 Sellers' 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 targeted closing date will be approximately 30 days after the auction. **POSSESSION:** 30 days after closing on tracts 2 & 3, the crop land subject to tenants rights. **REAL ESTATE TAXES:** Prorated from day 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. Inspection dates have been scheduled and will be staffed with auction personnel. 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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



FARM EQUIPMENT

**TRACTORS • TILLING MACHINE • BACKHOE • SKIDSTEER**  
• **JD 4430 CHA**, quad transmission, dual remotes 18.4-38 axle duals, HID lights, 9000+ hours, new ring & pinion & synchronizers in trans, updated trans pump, air ride seat • **1973 JD 4430 CHA**, 2 remotes, syncro transmission needs repair, #13936, runs • **John Deere 4010 tractor wide front**, fenders, 3pt, dual remotes #53405 15.5-38 tires, gas engine is disassembled • **JD 404 diesel engine**, running with 4430 oil pan clutch and pressure plate, was bought to put in 4010 • **1949 Oliver 88** gas live pto dual hydraulics, NF • **Case 580 CK diesel backhoe** 235329\_24" bucket, good machine, needs clutch • **Buckeye 302A track tiling machine**, JD 329 diesel power plant, FWA, wheel digging machine lays up to 10" tile • **tile stringer** • **Gehl 4615 skidloader Perkins diesel**, 2 remotes, new style quick tach, Bobcat style, buckets, 4100 hrs, runs good needs chain work • **pallet forks** • **bale spear** • **Grouser steel skid loader tracks**

**JD COMBINE • HEADS**  
• **JD 9500 combine** with new concave, rasp bars and feeder house chain, chopper, feeder house dust fan, 30.5-32 and 14.9-24 tires, 4308/2916 hrs • **JD 643** lo tin non oil bath with well maintained JD poly snouts, #381805, poly lined auger trough • **JD 920 flex stubble lights poly snouts**, kept inside • **Unverferth 25 head cart**

**PLANTER • FARM EQUIPMENT**  
• **JD 7200 6RN liq fert conservation planter**, Precision 20/20 SeedSense monitor, Precision meters, single disc fertilizer, JD bean meters, row cleaners, down pressure springs, spike closing wheels • **Hardi TR-500 60' booms**, tandem axle, Hardi control • **Oliver 16' field cultivator** • **Oliver 252 15' wheel disc** • **JD 605 3 pt rotary mower** • **Howse 3 pt post hole digger** • **Oliver 470 pto** single axle spreader • **Clark 5 row 300 gal.** tank nitrogen injector, John Blue pump • **Willmar 500 s.s. fertilizer spreader**, needs frame work • **Hardi sprayer for parts** • **Case 1845 bucket** • **homemade trailer** • **JD, IH & Oliver tractor front and rear weights**

**WAGONS • AUGERS • GRAIN DRYER • BIN**  
• **Parker Grain Chariot** 450 bushel cart with roll up tarp • **Killbros 375 gravity wagon** on Killbros 1208 gear, 20" tires • **Killbros 385 gravity wagon** on Killbros 280 gear with brakes • **Kory 185 gravity wagon** on Kory 8 ton gear • **Killbros 200 gravity wagon** 10 ton gear • **35' double chain elevator pto drive** • **Koyker Super 750 8 x 50 transport auger** • **Westfield 80-61 transport auger** with 10 hp electric motor • **Alloway 1405 8" x 61' swing away auger** with hydra lift • **8 x 45 pto transport auger** • **8" x 35' pto or electric drive transport auger** • **Super B grain dryer AS300 220V** single phase 110 bu batch Lp gas dryer, works • **Lowry 1000 bushel portable**

holding bin • **Case hydra dump flatbed wagon** • **Lesson 5 hp electric motor**

**CATTLE EQUIPMENT • CHICKEN HOUSES**  
• **Cattle Quonset** • **cattle gates, waterers, & feeders** • **4 electric fence rollers** • **12' x 15' brooder barn** with chicken roosts, laying nest, lights • **10' x 12' chicken barns** on skids • **cattle hay feeders** • **poly tanks** • **cattle mineral feeder** • **T posts** • **hog feeder** • **metal chicken waterers** • **milk cans** • **chicken feeders**, potato fork, misc. hand tools • **Surge milk pails**

**LASERS • GPS • MONITORS**  
• **Trimble Spectra Precision laser GL412 rotary laser** • **AGL laser controller model 304** • **AGL EZ Grade 360 control receiver** • **Outback S2 guidance** • **Ag Leader Edge yield swath control** • **JD 250 planter monitor** • **AG Leader Grain Monitor**

**DODGE TRUCK • TRAILER • STUDEBAKER M-15 TRUCK • MOTORCYCLE**

• **1998 Dodge 4 x 4** Quad cab Cummins 12 valve engine, auto trans, 8' bed, 240,000 miles • **1996 Corn Pro GN 20 x 5** tandem axle dual wheel flatbed trailer w/flip over ramps • **1986 Honda Interceptor motorcycle**, needs work • **1947 Studebaker M-15 truck**, needs restored, 6 cyl Studebaker engine • **Studebaker truck parts** • **2 person paddle boat** • **17,000 lb. 12 volt winch**, never used

**MAPLE SYRUP BOILER AND SUPPLIES**  
• **Leader maple syrup boiler** 2' x 4' evaporator, wood fired • **maple syrup collection buckets** • **Taylor wood boiler stove**

**COKE AND PEPSI MACHINES**  
• **LaCrosse Pepsi machine**, works, bottle dispenser • **Pepsi and Coke machines**, not working, good condition

**SHOP EQUIPMENT • MISC**  
• **500 gal. fuel tank** with Fill-Rite 110V pump with filter and meter, 2 yrs old • **150 gal. overhead tank** • **300 gal. fuel tank** • **110 gal. fuel tank** with 12V pump • **aluminum crossbed tool boxes** • **Sotera 110v fertilizer pump and meter** • **(2) 15' roll tarps**, good condition • **IH planter plates** • **hydra cylinders** • **filters and misc. parts** • **squirrel cage fans** • **Craftsman weed eater** • **hydra hose crimping machine** with dies and fittings • **Dress & Krump 4' metal brake** • **sandblaster** • **Lincoln welder** • **16 spd. floor model drill press** • **Kennedy tool chest** • **metal band saw** • **Kerosun heaters** • **kerosene heaters** • **20' store front awning** • **Misc. 4-8" tile fittings** • **100 gallons of clean used oil** • **fiberglass ladders** • **MORE ITEMS NOT LISTED**