

Auction Terms & Conditions:

PROCEDURE: The property will be offered as a total 1.8± acre unit.

DOWN PAYMENT: 10% down payment on the day of auction. 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is 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.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before November 30, 2018.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the 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 has 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: The Seller shall provide a new survey.

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.



950 N Liberty Drive.,
Columbia City, IN 46815

AUCTION MANAGER:
Arden Schrader

260-244-7606 / 260-229-2442

#AC63001504

#AU01050022

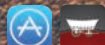
PERSONAL PROPERTY & REAL ESTATE

AUCTION

| October 2018 | | | | | | |
|--------------|-----|-----|-----|-----|-----|-----|
| 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 | 31 | | | |



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ONLINE BIDDING AVAILABLE



PERSONAL PROPERTY & REAL ESTATE

AUCTION

Wednesday, October 31st

PERSONAL PROPERTY: 4PM • REAL ESTATE: 6PM

*1.8 Acre with 3 Bedroom Home • 50'x36' Pole Barn
Peaceful Setting • Room for all your hobbies*

Located:

8100 N 750 W, LARWILL, IN



- INTERNATIONAL 606 TRACTOR
- LAWN & GARDEN ITEMS
- SHOP TOOLS • COLLECTIBLES
- FURNITURE • HOUSEWARES



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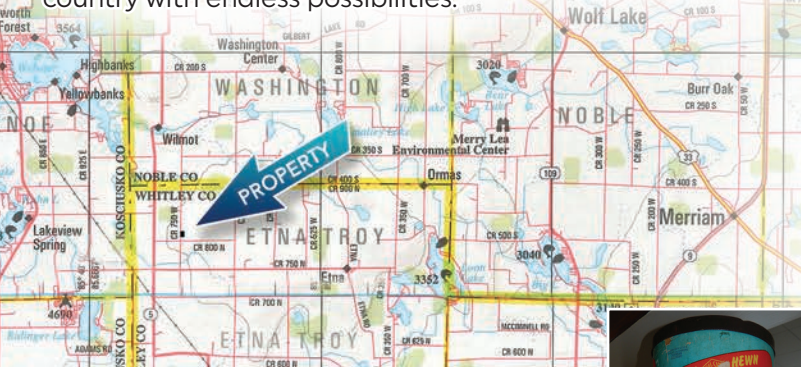
Property Location - 8100 N 750 W, Larwill, IN 46764

- From the intersection of US 30 and SR 5 at Larwill, IN take SR 5 north approx. 8 miles to CR 800N then east ½ mile to CR 750W then just north to the auction.

Real Estate Details: 1.8± Acres • 3 Bedroom Home

• 50'x36' Pole Barn • Peaceful Setting • Room for all your hobbies. This 3 bedroom country home is waiting for you.

The home has a gas forced air furnace and central air conditioning. All the appliances stay including an owned water softener. There is a one car detached garage and a 50'x36' pole building with concrete floor and overhead door w/ opener. Don't miss the opportunity for that home in the country with endless possibilities.



Personal Property List:

- International 606 Tractor • Lawn & Garden Items
- Shop Tools • Collectibles • Furniture • Housewares

• 1965 International 606 gas tractor, WF, 16.9x28 tires, spin out rims, 3pt, pto, single remote, shows 2763 hrs • 8' grader blade, 3 pt • 3pt carrier • 4'x6' trailer • Craftsman automatic 42" lawn tractor, Kohler 16hp • Snapper riding lawn mower • Fimco 30 gal lawn sprayer, B&S 3hp, folding boom, hand gun • lawn roller • Agri-Fab 32" lawn sweeper • Agri-Fab lawn cart • Weedeater 20" walk behind mower • Weedeater grass trimmer • B&D elec. hedge trimmer • Lombard chain saw • 5000W generator • wheel barrow • garden planter • garden tools • wash tubs • 20± wooden crates • (2) 3' barn beams • native lumber • chicken water • Campbell Housefield portable air compressor • Schumacher 10/2 amp battery charger • Craftsman 10" band saw • Craftsman scroll saw • Buffalo 4" belt and disc sander • table saw • small lathe • hand drill press • 1/2" & 3/8" elec. drills • drill bits • floor jack • shop vac • hand tools & wrenches • heavy tow cable • clevis's • live traps • 30' wooden ext. ladder • 6' step ladders • metal storage rack • hand truck • masonry tools • corner clamps • Knipco space heater • boat oars • fishing poles • ice fishing equipment • Igloo dog house • Sears lantern • Firestone Cruiser little red wagon • antique GE sun lamp • 8 & 3 gal crocks • crocks & crockery bowls • old glass bottles • assorted glassware • Illustrated Historical Atlas of Noble County 1874 • Rand McNally & Co's New Ideal State and County Survey and Atlas 1908 • Early Whitley & Noble County plat books • cookbooks • quilt • Electrolux vacuum • apple peeler • cooper boiler • hand corn grinder • Ford antique auto lamps • RPM gauge • car horn • beer steins • toys • International Pickup • International 606 tractor • JD tractor • JD mtd corn picker • JD loader • JD baler • JD manure spreader • husking pegs • old butcher knives • antique utensils • oil lamp w/bracket and reflector • walking canes • primitive work bench • mirrored 4 drawer dresser w/glove boxes & candle holders • 2 drawer dresser • drop front dresser • (2) wooden drop leaf tables w/table boards • wooden drop leaf table • cane bottom chairs • cane bottom chair w/hip rest • wooden high chairs • child's rocker • library table • 2 doored wooden cupboard • (4) wooden barrel back chairs • S curve roll top desk • wooden glass doored TV stand • wooden twin bed (nice) • (2) large wooden beveled edged mirrors • small beveled edge mirror • old pictures • table lamps • brass desk lamp • painted gun cabinet • metal office desk • office chairs • Sentry safe • treadmill



Auctioneer: Arden Schrader • 260-229-2442

Seller: Doris Wolfe



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