

ECONOMY INDIANA • WAYNE COUNTY

ABSOLUTE AUCTION

INDIANA DAIRY LAND & EQUIPMENT

Selling Regardless of Price!

ECONOMY IN. • WAYNE CO.

ABSOLUTE AUCTION

INDIANA DAIRY LAND & EQUIPMENT

Selling Regardless of Price!



SCHRADER
Real Estate and Auction Company, Inc.
877-747-0212
Schraderauction.com

Farm Equipment : 10:30am
Real Estate: 1:00pm
Auction Held on Site.



- 126±TILLABLE ACRES WITH PRODUCTIVE SOILS
- COMPLETE DAIRY SET-UP
- COUNTRY HOME & IMPROVEMENTS
- FARM EQUIPMENT

143.39 Acres
Offered in 2 Tracts

WEDNESDAY, APRIL 4TH

SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 202, Centerville, IN 47330
AUCTION MANAGERS: Steve Stonaker
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& Andy Walther, 765-969-0401
email: auctions@schraderauction.com
#AC63001504, AU19300120

APRIL 2012						
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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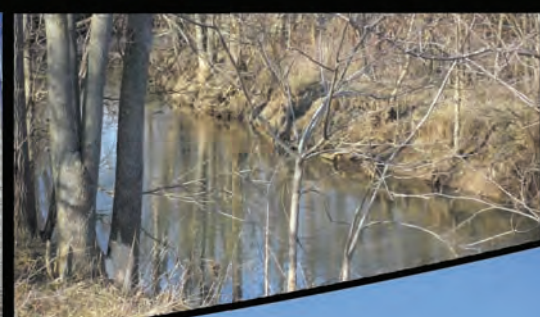
SCHRADER Corporate Offices
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Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

ECONOMY INDIANA • WAYNE COUNTY

ABSOLUTE AUCTION

INDIANA DAIRY LAND & EQUIPMENT

12184 Charles Rd. Economy, IN 47339 *Selling Regardless of Price!*



143.39 Acres

Offered in 2 Tracts

- 126±TILLABLE ACRES
 - Buyer Receiving 2012 Crop Rights
- COMPLETE DAIRY SET-UP
 - 72 Free Stalls, (2) Silos, Commodity Barn
- QUALITY PRODUCTIVE SOILS
- 34± ACRES OF 2ND YEAR ESTABLISHED ALFALFA
- EXCELLENT LOCATION
 - Just off of State Route 1
- REMODELED COUNTRY HOME & BUILDINGS

SCHRADER
Real Estate and Auction Company, Inc.

WEDNESDAY, APRIL 4TH

Farm Equipment : 10:30am
Real Estate: 1:00pm
Auction Held on Site.

20 Miles to Muncie
10 Miles to Fountain City
15 Miles to Richmond

Plus Farm Equipment!
Tractors • Trailers • Hay Equipment • Shop Tools



ECONOMY IN. • WAYNE CO.

ABSOLUTE AUCTION

INDIANA DAIRY LAND & EQUIPMENT

143.39 Acres

WEDNESDAY, APRIL 4TH

The RIEGEL FARM boasts productive soils, an outstanding location, and a Complete Dairy Operation. The improvements are impressive and ready for cows. Take advantage of the opportunity to own this farm unit!

PROPERTY LOCATION: 12184 Charles Rd. Economy, IN 47339. The farm sits approximately 2 miles southeast of the intersection of IN SR 1 and US RT. 35 outside of Economy, IN. From SR 1 travel southeast 2 miles to Jacksonburg Rd. turn south to the farm on the east side of the road. Frontage on US 35, Jacksonburg, and Charles Roads.

AUCTION LOCATION: At the FARM! 12184 Charles Rd., Economy, IN, 47339. The Equipment auction will be on-site at 10:30 AM followed by the Real Estate Auction at 1 PM.

TRACT DESCRIPTIONS:

Real Estate sells at 1PM.
TRACT 1: 126+- Acres with 100 tillable acres and COMPLETE DAIRY SET-UP. 2,300' of frontage on Charles Rd., 2,100' of frontage on Jacksonburg Rd. and 1,800' frontage on US 35. Super fertile soils and a turn-key dairy set-up including:

- 2-Story Frame **REMODELED HOME** with work completed in 2008. Vinyl-siding and vinyl windows. New Kitchen w/tile floor. 3 BR, 1 BA. Newer LP boiler. Fine Country home in the Nettle Creek School district. 2,112 sf.
- 20'x70' and 20'x60' **CONCRETE SILOS**, relined, 6 yr.old Hanson unloaders, top distributors - 2 yrs. old
- (40) Stall Free-Stall Barn, rebuilt 5 years ago AND (32) Stall Free-Stall Barn
- **CHORE-BOY double 4 Herringbone Parlor** w/weigh jars, 8-milkers, CIP System, Mueller 1000 gallon bulk tank, Custom tubing and flow tubes, (2) L.B. White heaters, Brisket bars, and more
- Dry Cow barn w/steel gating systems
- Heifer lot w/30-slot auto headgate system
- ARTESIAN WELL serving the property
- NEWER Wick 5-Bay **COMMODITY Feed barn** w/automatic overhead doors
- 40'x60' Quanset Hut **MACHINERY STORAGE** building
- (2) 25 Ton Bulk bins, (1) being a "Soybean Meal Special", 13-ton Bulk Bin, and 6-Ton bulk Bin
- Steel framed workshop
- 15 Acres of 2nd year Alfalfa Hay, 22 Acres of woods, stream and pasture land.

TRACT 2: 17+- Acres with 14.5 tillable acres currently in alfalfa with the balance in woods and stream. This tract has over 1,800 ft. of frontage along US Rt. 35. Nice tract in the country with income producing tillable land.

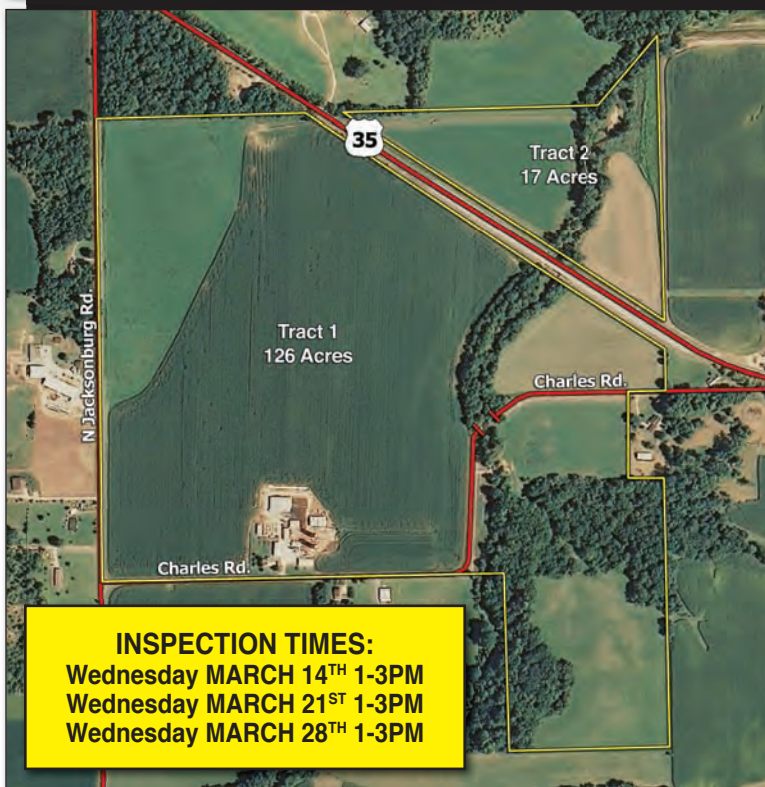
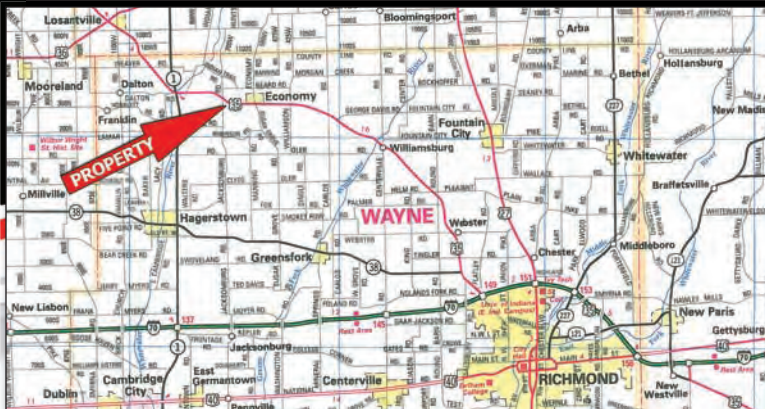
OWNERS: Kevin B. Riegel and Ruth M. Riegel

AUCTION MANAGERS: Andy Walther and Steve Slonaker

FOR INFORMATION CALL: 1-877-747-0212

765-855-2045 • 765-969-0401

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FARM EQUIPMENT - SELLING AT 10:30AM

SELLS THE SAME DAY! GREAT OPPORTUNITY TO BUY QUALITY!



TRACTORS – SKID STEERS

- **JOHN DEERE 4255 MFWD Tractor**, 3875 hrs., 15 speed power-shift, 1000/540 pto, 2 remotes, 18.4x38 tires, S#104414, Only 2,000 hrs. on engine overhaul!
- **1969 ALLIS CHALMERS 7040 Tractor**, 10 ft. Weights, 18.4x38 tires and duals, 2 remotes, clean unit, 1000/540 pto
- **MASSEY FERGUSON 283 Diesel Tractor**, w/ 236 loader, 2 remotes, rops, 4,170 hrs., 18.4x30 tires, S #B17255
- **MASSEY FERGUSON 245 Diesel Tractor**, wide-front, showing 1,689 hrs.
- **BOBCAT S-175** Skid loader w/cab and heat, 5,624 hrs., 60" material bucket
- **BOBCAT 753 Skid loader**, 4229 hrs.,
- BOBCAT Backhoe attachment, fits 753
- Skid loader attachments including NH Bradco rock bucket, pallet forks, manure scrapping rubber bucket, material buckets, 60" manure bucket,

HAY AND SILAGE HARVESTING EQUIPMENT

- **NEW HOLLAND BB940 BIG Square Baler**, Mod. BB940S, Only baled 4,750 bales, 1-owner, outstanding condition, always shedded, S# 224306037
- **NEW HOLLAND 1409 Disc-Bine**, 1-owner, 9ft. cut, S# Y5B550221, excellent
- **KNIGHT TMR Mixer 3300** Reel Augger with 3ft. Extension
- **LMC Model 8907** hay rake, 26.5ft., full hydraulic, adjustable width, like new
- **AGCO Model 3750 Tedder**, S# 104162, pto
- **NEW IDEA / AVCO 802 Uni-System Harvester** with 768 3-row chopping cornhead, 6' hay head, and NI 844 30" 4-row corn head, 4x4, Only 2,830 hrs.
- **(2) BADGER SILAGE WAGONS**, tandem rear-axles, triple beaters, front-side unload
- **GEHL Vortex 1580 Silage Blower**, like new
- Farmstar 3pt. bale-mover – (2) Flat rack HAY Wagons –

TRAILERS – LIVESTOCK and MANURE EQUIPMENT

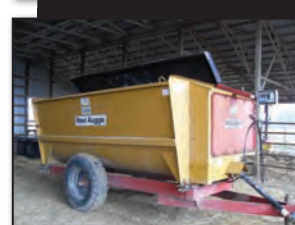
- 2004 **CORN PRO 20+5 Flatbed gooseneck trailer**, excellent, tandem axle duals, 18,000 GVWR
- **SOONER 20' X 8' Aluminum Livestock Trailer**, middle gate, nice
- (3) Round Bale feeders - (10) 8' Corral Pipe Gates
- **MEYER V-Max 3245 Superspreader**, 540 pto, # SV063245506
- **BETTERBILT 1,500 Gallon Liquid manure spreader**

PLANTING - TILLAGE - MISC. EQUIPMENT

- **JOHN DEERE 7000** 6-30" row planter, liquid, insecticide, yetter openers,
- **12' Brillion 12-shank chisel plow**
- **WHITE 546 Auto-reset plow**, 5 bottom
- 6 row x 30" cultivator; – 8' 3pt. spring tooth landscape rake, like new; – quick hitch

SHOP EQUIPMENT – STEAM PRESSURE WASHER

- **NORTHSTAR 3000 psi Steam Cleaner / Pressure washer** w/ Honda engine; Acetylene torch set; **MILLERMATIC 252 Digital welder**; 20 Ton Shop Press; **110V Lincoln wire welder**; Engine stand; **Motor hoist**; Dewalt Miter saw; **Metal horizontal band saw**; Drill press; **Chainsaws**; **225 Lincoln Welder**, power tools and Much more!



REAL ESTATE AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 2 individual tracts, any combination of tracts, or as a total 143.39+- acre 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.
DOWNPAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The farm will be sold ABSOLUTE to the highest bidder!
EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Sellers shall provide Warranty Deeds.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy projected to be 45 days.

POSSESSION: Possession will be delivered at closing for all cropland and farm buildings. Possession of the house will be delivered 15 after closing. Immediate possession of the tillable land is available at the day of the auction with a 20% down payment.
REAL ESTATE TAXES / ASSESSMENTS: Buyer to assume the taxes for 2012 pay 2013. Seller to pay all 2011 property taxes payable in 2012.
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.
SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. If a survey is needed, Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acres for Tract 2. No adjustments will be made on Tract 1 if purchased separately.
FSA INFORMATION: See Agent
EASEMENTS: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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 "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, 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and Selling Agents reserve the right to preclude any person from bidding if there is any question as the person's credentials, fitness, etc. All decision of the Auctioneer is final.
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