

Real Estate & Personal Property
AUCTION
 NOBLE COUNTY, INDIANA



CORPORATE HEADQUARTERS
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709

AUCTION MANAGER: Arden Schradler
 260-229-2442 | 800-451-2709



JUNE 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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

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Real Estate & Personal Property
 NOBLE COUNTY
AUCTION

77± Acres
 Offered in 6 Tracts

Farmstead • Pond • Building Sites • Tillable Land
 Wooded Recreational Land

Saturday, June 2
 • Real Estate 9:30am
 • Personal Property 10:30am



SCHRADER
 Real Estate and Auction Company, Inc.

Real Estate & Personal Property
 NOBLE COUNTY
 INDIANA

AUCTION

77± Acres
 Offered in 6 Tracts

4 Miles Southwest of Kendallville
 3 Miles Northwest of Avilla
 6 Miles East of Albion



- Country Homestead on 3± Acres
- Pond on 4± Acres - Potential Building Site
- Productive Tillable Farmland
- Woods & Recreation with CRP Income



Saturday, June 2
 • Real Estate 9:30am
 • Personal Property 10:30am



Real Estate & Personal Property NOBLE COUNTY INDIANA

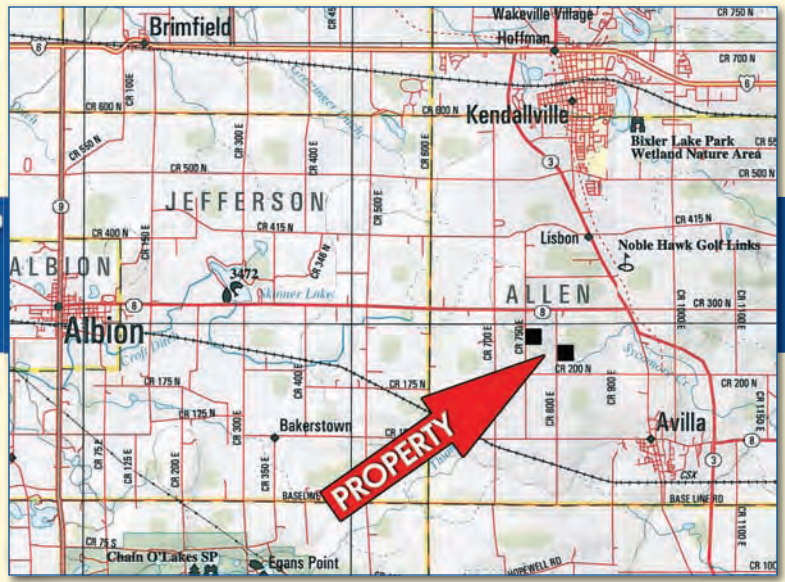
AUCTION

Saturday, June 2

PROPERTY & AUCTION LOCATION: From the intersection of SR 8 west and SR 3 (approximately 3 miles south of Kendallville, IN) take SR 8 west 1/4 mile to CR 800E then 1/2 mile south to Tracts 1-4 continue west 1/2 mile on SR 8 to CR 750 E and go south 1/4 mile to Tracts 5 & 6. **Address:** 2492 N. 800 E., Avilla, IN 46710
Auction to be held on site.

REAL ESTATE 9:30AM

- TRACT 1:** 3± acres with country homestead. This 3 bedroom home invites you in. Pole barn with concrete floored shop area and 3 other outbuildings provide endless opportunities! Combine with Tract 2 for over 6 acres with pond and room for the family. LP furnace 2012, Well 2011.
- TRACT 2:** 4± acres with pond and 150' of frontage on CR 800E.
- TRACT 3:** 14.5± acres of mostly tillable ground. 8.8 acres currently enrolled in the CRP program. 150' frontage on CR 800E.
- TRACT 4:** 18.5± acres, 12 acres currently enrolled in the CRP program and 6± acres of wooded ground. Great recreational tract with income potential.
- TRACT 5:** 16.5± acres of tillable land with a small portion being wooded. Frontage on CR 750E.
- TRACT 6:** 20.5± acres of mostly tillable land. Frontage on CR 750E.



INSPECTION DATE:
 Saturday, May 12 • 9-11am
 Tuesday, May 15 • 4-6pm
 Meet at Home on Tract 1



PERSONAL PROPERTY 10:30AM

TRACTORS • IMPLEMENTS • LOG SPLITTERS • GOLF CART • LAWN & GARDEN ITEMS • SHOP TOOLS • FARM RELATED ITEMS
 1969 Case 930 tractor, wf, diesel, 3 pt, dual remotes, pto, 18.4x38 R tires, 4070 hrs • 1971 Oliver tractor, White 2-44 loader, 3 pt, pto • 1958 Allis Chalmers C-17 tractor, gas, NF, pto, snap couple, 14x28 tires • 28" tractor duals • 12x26 tire & rim • 8' & 12' wheel disc • AC 3 btm plow • pull type rotary hoe • 12' Bush Hog rotary mower, 3 pt • 6' pull type rotary mower • 8' 3 pt box scraper • 8' snap couple grader blade • 5' Gill 3 pt box scraper • tri-axle trailer with ramps • 2 wheel trailer • log splitter on trailer, hyd. pump, Kohler elec. start engine • log splitter on trailer, tractor hyd. driven • EZ-Go golf cart & elec. charger • Honda 3 wheeler • 2005 Cub Cadet GT2186 hydro lawn tractor, 48" deck, 541 hrs • Huskee lawn tractor with deck • International lawn cart • 32" lawn sweeper • Stihl 031 & 023 chain saws • Homelite chain saw • Echo GT-200R weed eater • Miller R 200 welder • acetylene torch set, tanks & gauges • portable air compressor • portable air tank • welding bench & work benches • Walker floor model drill press • Sears 12 volt battery charger • power tools • bench grinder • (2) floor jacks • bottle jacks • pipe wrenches, hand tools of all kinds • sockets, wrenches • various parts • nuts & bolts • log chains • HD log chain & braided cable • Reddy Heater 150,000 btu space heater • Universal transfer pump • old generator with Wisconsin engine • hyd. cylinders • draw bars • old wheel weights • MM tractor lights • (2) overhead gas tanks • gas cans • barrel pumps 12 volt grass seeder • heat houser • 16'x3" auger with motor • poly elec. fence post • wooden ext. ladder • step ladders • fish spear • fishing equipment • ice fishing hut • snowmobile sled • box fan • fiberglass picnic table • gas grill • cast pulleys



COLLECTIBLES • FURNISHINGS • HOUSEWARES • GUNS

Greencastle 2 pc. kitchen cupboard (needs repair) • oak 4 drawer dresser • mission style bookcase • oak dining table & 5 chairs • buffet • (13) John Deere & International Fact posters of equipment • 8, 6, 4 gal. & assorted crocks • crock jugs • crockery canning jars • green jars with zinc lids • canning jars • old bottles • wooden bowl, butter paddles • granite roaster • corn huskers • oil cans • miniature anvil • oil lamps • (2) child's metal wagons • (3) metal lawn chairs • Hocking Valley wooden corn sheller, Lancaster, OH • seed & feed sacks • sprinkling cans • cream can • brass torches • small cast footed kettle • old farm ledgers • toy cash register • toy drum set • (2) old guitars • World Book encyclopedias • Rand McNally hard back atlas • Old Christmas decorations • Remington typewriter • shoe last • old army helmet • potato plow • hay fork • slip scoop • Flint & Walling pump jack • 6 drawer dresser • blonde full size bedroom suite • queen size bed • upholstered hide-a-bed sofa • upholstered rockers & recliners • drop front desk • 1 drawer desk • kitchen table w/ (2) benches, (2) chairs • (2) wooden bookcases • school desk & child's chairs • child's desk • end tables • (2) brass table lamps • Sanyo television • Kenmore washer & elec. dryer • Westinghouse washing machine • metal wardrobe • 4 drawer file cabinet • microwave stand • straight chairs • Cobra CB base & radio • Nintendo game • upright piano • piano bench • Stevens 410 shot gun, single shot • Marlin 22 semi-auto rifle, 3 power scope • pellet gun • gun racks • Higgins gun cleaning kit



OWNER: Mrs. Daisy Edwards
AUCTION MANAGER: Arden Schrader

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REAL ESTATE TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts and as a total 77± 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.
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 balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession is at closing.
REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date 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 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.**