

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 4.94-acre unit.
DOWN PAYMENT: 5% 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 a Warranty or Applicable Deed.

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 and Seller.

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 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.

TERMS ON PERSONAL PROPERTY:

Cash or Check with proper I.D. Not responsible for accidents.

4.94[±] acres

GREAT LOCATION!
 BEAUTIFUL WOODED SETTING • RANCH HOME

SCHRADER
 Real Estate and Auction Company, Inc.

950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606
800-451-2709

AUCTION MANAGER:

Arden Schrader, 260-229-2442
 e-mail: auditions@schraderauction.com
 #AC63001504, #AU01005815, #AU01050022



JUNE 2012

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

SchraderAuction.com

dm - 456

541 N 200 W
 HUNTINGTON, IN

4.94[±] acres



BEAUTIFUL WOODED SETTING
 RANCH HOME
 GREAT LOCATION!



SCHRADER
 Real Estate and Auction Company, Inc.

Real Estate & Personal Property

AUCTION

Saturday, June 16

Real Estate 10:00 AM • Personal Property 10:15 AM

Real Estate &
Personal Property

AUCTION

Saturday, June 16

REAL ESTATE 10 AM • PERSONAL PROPERTY 10:15 AM

LOCATED: 5411 N 200 W, Huntington, IN.

From the intersection of US 24 and CR 200W (Parkview Hospital in Huntington) go north to the property.

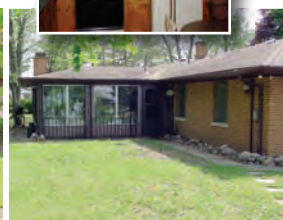
REAL ESTATE 10:00

THIS RANCH STYLE BRICK HOME IS WAITING FOR YOU.

Nestled in a wooded setting with room to roam. Almost 5 acres, 24'x36' detached garage with room for hobbies. Come and inspect the possibilities.

REAL ESTATE
INSPECTION
DATES:

Wed., May 16,
4-6 PM &
Tues., May 22,
4-6 PM



OWNER: MAX & HELEN HITE,
MARILYN MORRISSEY P.O.A.

SALE MANAGER:
Arden Schrader



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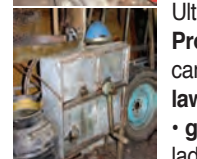
LUNCH
AVAILABLE.



PERSONAL PROPERTY 10:15



**2006 CHRYSLER TOWN & COUNTRY VAN
1979 CADILLAC SEDAN DEVILLE • BOAT
FORD 800 TRACTOR • ATTACHMENTS
DEUTZ-ALLIS 1920 LAWN TRACTOR
SHOP TOOLS • OUTDOOR COLLECTIBLES**



2006 Chrysler Town & Country Van, leather, loaded, some body damage, ONLY 10,000 mi. • 1979 Cadillac Sedan Deville 4-dr, loaded, ONLY 14,148 mi., clean! • Arrow glass fiberglass boat, trailer & motor • Ford 800 WF tractor, 3 pt, pto, shows 1499 hrs • 7' 3 pt disc • 2 btm plow, 3 pt • ATH 900 3 pt rotary mower • 6' 3 pt grader blade • 3 pt boom • slip scoop • 4'x8' wooden trailer • Deutz-Allis 1920 Ultima hydro lawn tractor, 20 hp w/ mower deck • Power Pro walk behind mower • Parker lawn sweeper • lawn carts • hose reels • Echo 500 VL chain saw • roto-tiller • lawn fert. spreader • Sears hedge trimmer • bug zappers • garden tools • 24' wooden ext. ladder • numerous step ladders • ladder jacks • Craftsman 15 gal air compressor • Craftsman 1/2" drill • assorted power tools • Craftsman router • 3000 lb hyd. floor jack • drill press vise • bolt cutter, pipe cutter • wooden clamps, saws, levels • tools of all kinds • any kind of hardware you can think of • assorted lumber • sump pump • New Idea No. 1 corn sheller • (2) 2 man crosscut saws • 1 man cross cut saw • implement seat • log tongs • milk can • cast iron kettle w/ handle • apple picker • Dr. Hess wooden box • sprinkling can • bird bath • oval wash tub • (2) sets of double tubs • flower planters • gas cans • LP grill tanks • Sunbeam grill • Schwinn & Columbia bicycles • step stools

**FURNITURE • FURNISHINGS • HOUSEWARES
COLLECTIBLES • 100'S OF BARBIES & BARBIE CLOTHES
HAMMOND ORGAN • MOBILITY CHAIR • GUNS**

Drop leaf wooden table & 3 chairs • glass doored china cabinet • painted kitchen cupboard w/ porcelain top • (2) kitchen tables & chairs • wooden bookcase • microwave stand • wooden cupboards • knee hole desk • (2)

cedar chests • Duncan
Phyfe style round table •
end tables • (2) sewing
machines & cabinets •
retro foot stool • hall tree •
painted Deacon's bench
• pressed back rocker •



child's rocker • upholstered
straight chairs, rockers & re-
cliners • twin bed set w/ mir-
rored dresser & night stand
• French Provincial full size
bed, mirrored dresser & night
stand • Gone With the Wind style lamps • brass ta-
ble lamps, dresser lamps • RCA portable television •
console stereo • old records • old hats • costume
jewelry • jewelry boxes • Avon pcs. • quilts, afghans,
comforters, blankets • old rugs • many oil lamps of all
kinds • electrified lamps • lamp shades • Brownie
camera • Anniversary clocks • jardiniere, vases •
compote, berry dishes, pitchers & glasses • hand
painted plates • pink depression cake plate • green
depression 4 cup measuring cup • milk glass pcs. •
Wagner cast iron skillet • iron trivets • salt & peppers
• roosters • figurines • Hall mixing bowl set • cruets •
Crescent Dairy milk bottle • bird cage • doll
& doll buggy • possibly 400± Barbies, Bar-
bie clothes & accessories • hand crocheted
Barbie clothes • crocket & sewing pattern
books & supplies • material, yarn, ribbon • 5
gal. crock, 2 gal. crock jug, crockery bowls
• frosted pink candle holders • large oval
granite pan • granite canner, pressure can-
ner • alum. canister set • Hanson scale •
carpet beater • shoe last • pots, pans,
utensils • baking dishes, serving bowls •
cook books & recipes • glass pie plates •
spring form cake pans • Whirlpool washer
& elec. dryer • Emerson microwave • Rain-
bow, Electrolux, Hoover vacuums • Toast-
master convection oven • crock pot, food processor,
small kitchen appliances • Bearcat III scanner • Ham-
mond organ, Philharmonic Strings, Animation by Les-
lie • Compass GP 600 mobility chair • wheel chairs •
convalescent aids • Colt .38 cal pistol • RTS model
1966 .22 cal pistol • RG model R614 .22 cal LR pistol
• Sterling .25 cal auto
pistol • Brevettata .22
cal starter pistol.

