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AUCTION

AVILLA, INDIANA Real Estate + Personal Property

SCHRADER
Real Estate and Auction Company, Inc.



JULY 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	31				

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
AUCTION MANAGER:
Arden Schrader • 260-229-2442 | 800-451-2709

800.451.2709
WWW.SCHRADERAUCTION.COM

AUCTION

AVILLA, INDIANA Real Estate + Personal Property

3 Pole Buildings • Tillable + Wooded Land • Excellent Building Sites

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PERSONAL PROPERTY - 2PM
REAL ESTATE - 6PM

Monday, July 9

20+ ACRES
OFFERED IN 2 TRACTS



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July 9

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INDIANA

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PROPERTY & AUCTION LOCATION: 2161 N 700 E, Avilla, IN 46710. 2 ½ miles west of the intersection of SR 3 & SR 8 (south of Kendallville) on SR 8 or 7 miles east of Albion on SR 8 to CR 700 E then ¾ mile south to the property.



REAL ESTATE 6PM

TRACT 1: 1: 16.5± acres with tillable productive land, wooded land and a beautiful building site. A good set of buildings are also on this tract. 96'x50' pole barn, 30'x50' shop building, 22'x 45' loafing barn and another 20'x60' building. Existing well and septic. Investigate the potential for horses, cattle or hobbies of any kind.

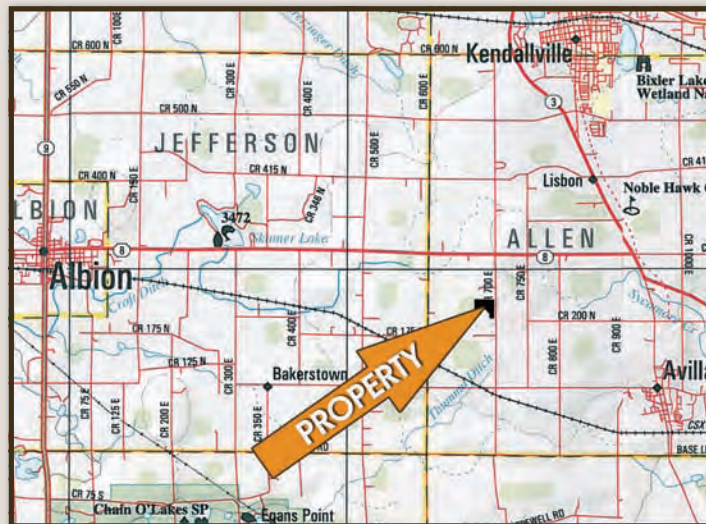
TRACT 2: 3.7± acres with over 600' of frontage on CR 700 E and a creek for the west boundary. Excellent building or combine with Tract 1 for more tillable ground.



800-451-2709

www.schraderauction.com

OWNER: Martin Griffiths
AUCTION MANAGER: Arden Schrader



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 20± 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. *Hayfield possession September 15.

REAL ESTATE TAXES: Real estate taxes will be prorated 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.



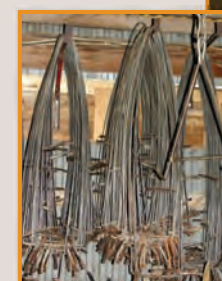
PERSONAL PROPERTY 2PM

TRACTORS • IMPLEMENTS • PICKUPS • GOLF CARTS SHOP TOOLS • FARM RELATED ITEMS

1966 IH Farmall 706 tractor, WF, gas 15.5x38 tires, fast hitch, remote hyd., dual pto • 1948 IH Farmall H tractor, NF, 12 volt • **Co-op** E3 tractor, NF, 12 volt, (rebuilt motor 2012) • **Kubota** L 175 diesel compact tractor, front & rear pto, 3 pt. • **John Deere** 70 skid loader, material & manure fork bucket, (New Honda motor 2012) • **NI** pto manure spreader • **JD** ground drive manure spreader • **NI** 400 hay rake, 5 bar • **Co-op** 5 bar hay rake for parts • 8' cultipacker • 3 sec spring tooth harrow • **Melroe** spike tooth harrow/weeder on transport • **JD** 200 gal. field sprayer, pto pump & hand gun • 6' pull type rotary mower • (4) flat rack wagons • (2) wagon running gears • 3 pt stone boat • 3 pt post hole auger w/ 2 augers • 3 pt log splitter • **Champion** 2 horse bumper trailer • (2) small trailers • 88 Chevrolet 1 ton, pickup, auto, 454, 2 wheel drive • 88 Ford Ranger pickup, 6 cyl, 5 sp • 88 Ford F-150 pickup, 4x4, 6 cyl, 5 sp • (3) **Harley Davidson** golf carts, (1) runs, (1) needs work, (1) for parts • **Club Car** elec. golf cart w/ charger • (2) **Wheel Horse**, Ranch King, Huskee lawn tractors, (all need work) • **Miller** Thunderbolt welder • portable air compressor • **Craftsman** 10" ½ ph, bench drill press • ½ ton chain hoist 110 volt • manual chain hoist • **Craftsman** portable tool chest • tool boxes • **Craftsman** shop vac • small gas 110 V generator • sockets, wrenches, hand tools of all kinds • **XL** C-clamp • pipe wrenches • bench vise • long drill bits • screws, nails, hardware • cut-off blades • parts bin, shelving • creepers • numerous log chains • bottle jacks • gas cans, oil cans • elec. motors • space heaters • ext. cords • ladders • oils, lubricants, additives • top links • tractor lights • truck mirrors • tractor umbrella & stand • **Echo** 44 chain saw • **Craftsman** lawn sweeper • lawn roller • weed burner • garden tools • hand sprayers • wheel barrow • barn cart • 200 gal. fuel tank w/ pump • 300 gal. skid fuel tank • metal 55 gal. drums • (2) sec. of culvert pipe • plastic pipe • wood & steel fence post • telephone poles • elec. fence chargers & fence supplies • elec. tank heaters • pipe gates, assorted lengths, some walk thru, some bow gates • (5) corn crib panels • poly & galvanized stock tanks • (3) 8' combo hay & grain feeders • round bale feeders • misc. feeders & tubs • dehorner • large ventilating fans • lumber & plywood • 150± bale of straw

FUR HANDLING EQUIPMENT • BUTCHERING EQUIPMENT FARM RELATED COLLECTIBLES • ALUM. DOG BOX • GUNS SADDLES & TACK

Reliable fur tumbler • skinning machine • skinning equipment: gambles, knives, scrapers, sharpening steels • fur stretchers of all sizes • traps, new & used, all kinds & sizes • fur wagons • fur hangers • misc. fur business items • lures, baits, trapping supplies • books on trapping • (4) chest deep freezers • apartment size refrigerator • squirrel cage fans & assorted fans • **Wells** meat saw • elec. meat grinder • butchering equipment • alum. butchering buckets • meat cleavers • coolers • (2) sausage stuffers • milk cans • milk stools • large cast kettle, cracked • cast iron pots • lard cans • 10 gal. UHL crock, cracked • 10 gal. crock • crock jugs • old wooden boxes • ice tongs, log tongs • cross cut saw • shoe last • (20±) steelyard scales • several sets of steel wheels • double trees, single trees, neck yokes • corn grader • oil lanterns, lantern globes • **Coleman** gas lanterns • small glass showcase • 150± glass & wine top canning jars • (2) wooden chicken crates • **Howe**, Fairbanks & Toledo platform scales • **Round Oak** R-180 double burner, cast iron stove, P.D. Beckwith, Dowagiac, MI • folding chairs & card tables • picnic & lawn furniture • tri-pod grill • chairs, stools, umbrellas & stands • army stretchers & cots • fish spear • radios, cb's & equipment • glass gallon jugs • 4 compartment alum. dog box w/ top storage • hunting & dog supplies • **Buffalo**, Longhorn, Cattle and Deer skulls • **Remington** Sportsman 12 ga. auto • **Remington** Mod. 1100 20 ga. w/ rib • **Remington** Mod. 11-96 12 ga., (New in box) • **Remington** Mod. 580 22 cal. w/ scope • **Winchester** Mod. 1897 12 ga. • **Winchester** Mod. 37 12 ga., Rod letter – **Marlin** Mod. 25mn 22 mag, w/ scope • **Belgium** Browning 22 auto, w/ scope • **Ruger** Mod. 1022 22 cal. w/ scope • **Savage** Mod. 220A 28 ga. • **High Standard** Mod. 610 20 ga. auto • **Turkish** mauser 8 mm w/ Bayonet • **Russian** 7.62x54 cal. w/ scope & Bipod • **Old Crossman** Pellet rifle • **Conn Valley** 50 cal. w/ scope • 750 rds 8 mm Ammo seal in can • **Longhorn** roping saddle • **Diamond** T cutting saddle • **Porter** high back saddle • 5± assorted saddles • Large quantity of halters, bridles, etc. • folding saddle racks • **Indian** artifacts



PERSONAL PROPERTY TERMS:

Cash or check with proper I.D.
Not responsible for accidents.
Lunch by Blessed Sacrament Church of Albion.

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