



Saturday, September 1 • 9am
Thursday, September 6 • 6pm



AUCTION
2 dates

21 acre
MODERN COUNTRY ESTATE
& PERSONAL PROPERTY
offered in 4 Tracts

Northeast ALLEN CO.



SchradeforWayne.com
EhlieAuctions.com

SEPTEMBER 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					

AUCTION MANAGERS:
Jerry Ehle and Max Woebeking
#AC63001504
#AU19300123

SCHRADER
REAL ESTATE & AUCTION
7009 N. River Road
Fort Wayne, IN 46815
749-0445 • 866-340-0445



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Northeast ALLEN COUNTY
18414 Scipio Rd.
Spencerville, IN

21 acre
MODERN COUNTRY ESTATE
& PERSONAL PROPERTY

AUCTION
2 dates

Saturday, September 1 • 9:00 AM
PERSONAL PROPERTY:
Tractors, Implements, Tools, Generator, Furniture, Housewares
Thursday, September 6 • 6:00 PM
21 ACRE FARM • Offered in 4 tracts or in combination:
Home, Pond, Pole Buildings, Barns, Tillable Acreage/Building Site



SCHRADER
REAL ESTATE & AUCTION
Fort Wayne, Llc

21

acre

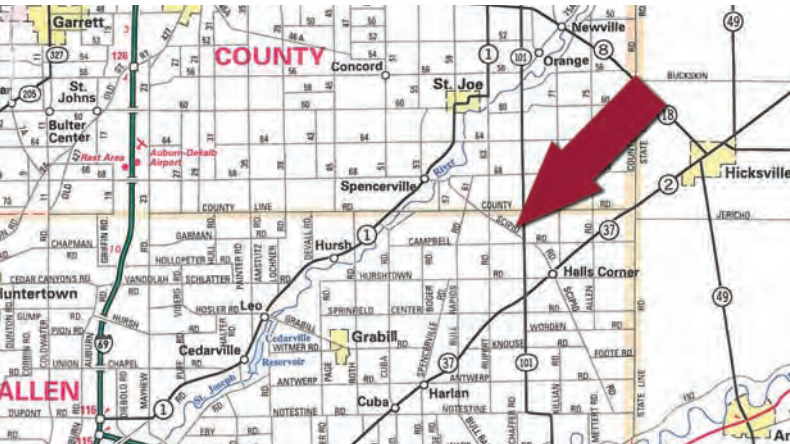
MODERN COUNTRY ESTATE & PERSONAL PROPERTY

AUCTION

2 dates

18414 Scipio Rd., Spencerville, IN

DIRECTIONS TO PROPERTY: Take 101 north off of St. Rd. 37, go 1½ mile to Scipio Road, Turn left to property.



BENNETT FARM PERSONAL PROPERTY
Saturday, September 1 • 9AM

TRACTORS, BOBCAT, IMPLEMENTS: 1995 Case IH 4210 Utility Tractor, 1678 hrs, pto w/ remote, rollover canopy • John Deere 2550 tractor w/ front weights, rollover canopy, 16.9-30 tires • 1953 Super M Farmall, fair condition, runs • 1993 Bobcat 753, 3271 hrs • 6' Bush Hog mower • 6' grader box • 22' Harrograter • Allis Chalmers 3 pt. 3 bottom plow • (2) hydraulic cylinders • New Idea garden trailer • tractor wheel weights • Easy Vac for Cub Cadet

SHOP & FARM TOOLS: Lincoln 225 welder • acetylene torch • 15 HP large log splitter • Honda snowblower • 550 gal. fuel tank w/ elect. pump • 250 gal. over head fuel tank • large anvil w/ stand • bolt bin & contents • 32' aluminum ext. ladder • 4', 6', 12' step ladders • 50 gal. gas water heater • Cyclone grass seeder • 12" post auger bit • wash tubs • conduit benders • railroad jack • calf puller • show box • tank heaters • misc. electrical parts & equipment • light fixtures • electric temporaries • 4x4 fence posts • deck boards • 55 gal. barrels • hole hog drills • misc. hand tools • ext. cords • 16' x 7' overhead garage door • 18' x 7' overhead garage door • garage door opener • complete single car quarter car wash • (2) aquariums • misc. hardware & fasteners • much assorted electrician tools, hardware & stock • power tools • Ryobi cordless tools • other miscellaneous tools

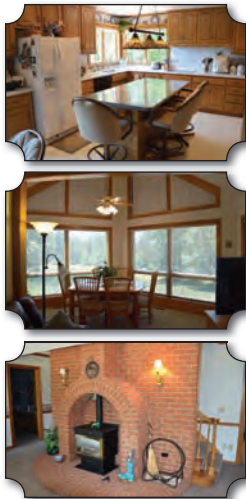


BENNETT FARM REAL ESTATE
Thursday, September 6 • 6PM

Auction Held on Site

TRACT 1: Immaculate custom built home with nearly 4,000 sq. ft. of living space, 3 bedrooms, 2 full and 2 half baths! Home features: Spacious kitchen with center-island, and an abundance of cabinets & counter space! Kitchen flows into open family room. Great “open concept” design! There is a large front formal dining room, surrounded by windows and overlooking scenic backyard with pond and wildlife. There’s an entrance out to the huge elevated wrap around deck overlooking the backyard.

The master bedroom suite is on the main level and features double closets plus bonus size walk-in closet. The bath includes corner jetted garden tub, double vanity, and lots of room. There is a large loft over the family room for bonus family activities. There’s also a good size den on the main level,



perfect for in home office. The huge laundry room on the main level includes half bath and sink. The finished lower walk-out

level offers a huge family room with wet bar, gas fireplace and walk-out to back yard patio. There are 2 bedrooms and a full bath on the lower level. There is a large utility area with additional out door entrance. The attached 2 car garage features a complete floored upstairs with steps leading to, plus additional closets. Home exterior is brick, aluminum, and cedar. Anderson windows throughout the home. Home is heated and cooled by electrical geothermal. **BARN #1:** A 36 x 80 heated shop, office, and apartment combo! Shop features 4 overhead 10' doors and commercial operators. There’s a full length loft area for storage. It is heated by a gas overhead heater. The office features a spacious front reception and work area plus a large conference room. There is a toilet, sink, and shower in office. There is then an apartment with kitchenette, 1 bedroom and 1 bath. **BARN #2:** A 30 x 40 pole building with additional 20 x 40 lean to. There’s a tack room, 3 box stalls, and a dog run. The lean to is heated with overhead gas tube heating. There is a 1.25 acre stocked pond with pavilion on the back of this tract. The pond is 17' deep on one end. Fish for bass, bluegill, and catfish, or lounge on the sandy beach or under the pavilion. There’s also a wildlife pond within the wooded area near the front of the home. There is a 20 x 48 imple-



OPEN HOUSE DATES
TO PREVIEW THE REAL ESTATE:
Sunday, July 29, 2-4pm and
Saturday, August 4, noon-2pm
or call office for private showing.
Call for permission for walk-over;
260-749-0445

ment run in shed and a 40 x 56 livestock or storage barn with open side and (1) 14' sliding door. 2 other barns are on Tract 3. Will need to bid on combination with Tract 3 to keep together.

TRACT 2: An elevated 7 acre tillable field or potential building site with pond! This tract has over 400' of road frontage. It was just planted with new alfalfa. There’s a small pond in the back of the tract. This tract offers a very scenic potential building site. Combine Tract 3, the two buildings, for a ready made mini-farm. Add tract 4

for additional acres or private hunting refuge.

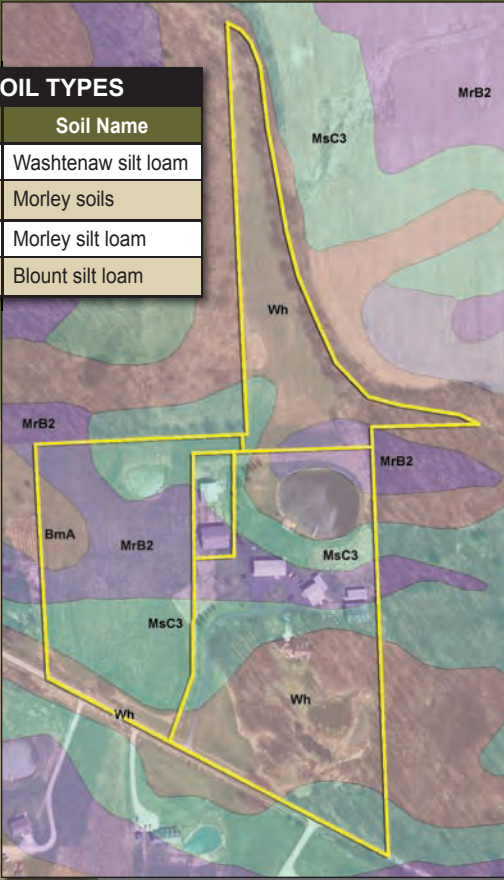
TRACT 3, swing tract: This tract is .7 acre with the two remaining barns. The first barn is a 48 x 64 livestock barn with overhead hay loft storage. There is a heated office in this barn and 3 box stalls. Also room for livestock free stall or implement

SELLER: DAVID L. BENNETT TRUST

Auction Managers:
Jerry Ehle and
Max Woebeking

260-749-0445 • 866-340-0445

www.schraderfortwayne.com • www.ehelauctions.com



SOIL TYPES	
Symbol	Soil Name
Wh	Washtenaw silt loam
MsC3	Morley soils
MrB2	Morley silt loam
BmA	Blount silt loam

storage. There is a covered front porch in front of building. There are fenced livestock runs on the back of building. The second building on this tract is a 40 x 48 pole building for implement or livestock. There is a service door and a 12' sliding door. Combine this tract with either Tract 1 or Tract 2. Cannot be purchased separately.

TRACT 4, swing tract: This tract is a 4 acre meadow on the back side of the farm. It is bordered by a creek on one side and woods on the other. It is the perfect wildlife food plot!! Watch deer nightly in this field. Also planted with new alfalfa for great hay cuttings!! This tract may only be purchased separately by an adjacent land owner or must be combined with either Tracts 1 or 2.

Perimeter of the farm is completely fenced, approximately 13 total acres for pasture. Schools are Leo / Cedarville. Annual Taxes on whole farm: \$4800.

Auction Terms & Conditions

PROCEDURE: The property will be offered in 4 tracts as permitted by swing tract rules, and any combination of the four tracts, as permitted by swing tract rules. There will be open bidding on all tracts and the combination during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

DOWN PAYMENT: Tract 1: \$5,000 down. Combination with Tract 1: \$10,000 down. Other tracts 10% down payment on the day of 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: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

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 Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION: TRACT 1 -** Possession shall be given on the home on or before November 1, 2012. All other tracts shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. The Seller and successful bidder(s) 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. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres if a new survey is determined to be necessary.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. 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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**