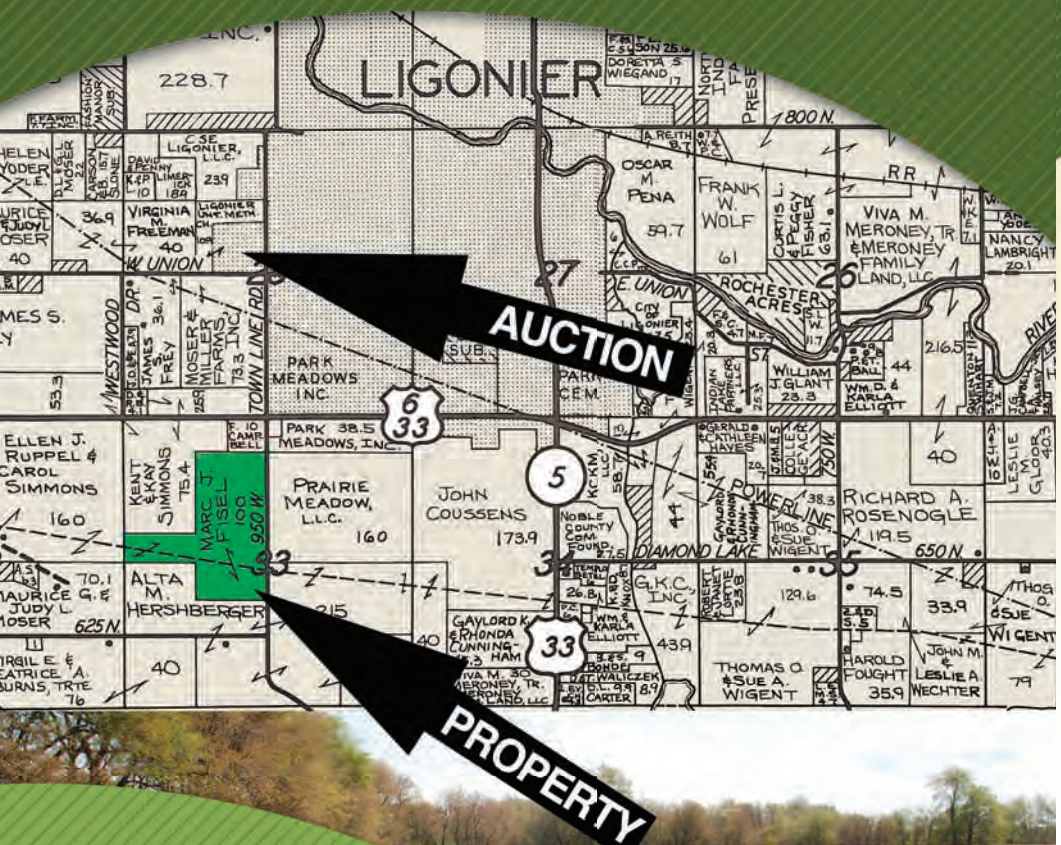
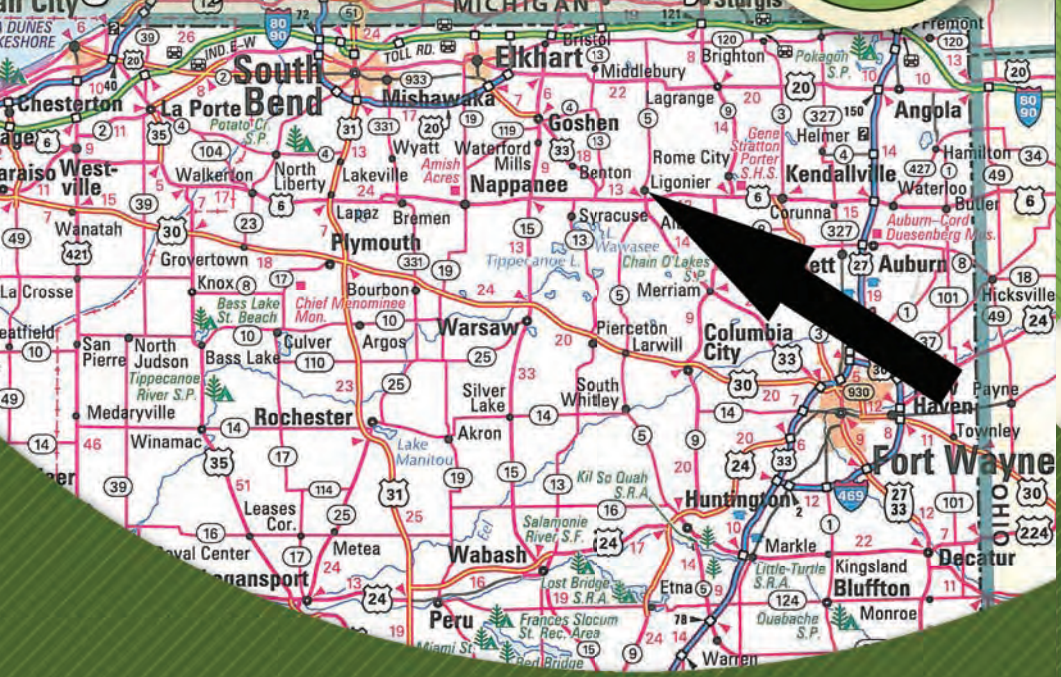


Land & Gun AUCTION

Ligonier, Indiana • Noble County

100⁺
Acres
in 5 Tracts



SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709 | SchraderAuction.com

Land & Gun AUCTION 100⁺ Acres in 5 Tracts

Ligonier, Indiana
Noble County



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
AUCTION MANAGER: Kevin Jordan
260-229-1904 | 800-451-2709
800.451.2709 | SchraderAuction.com

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28	29	30	31			

Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Sellers on any tract or tract combinations not including Tract 3.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

FIREARMS
Immediately following the sale of the Real Estate, the firearms will be offered for sale as determined by the Auctioneer. Payment shall be due at the close of the auction with pickup on or after October 18th at Tomlinson's Shooting Supplies, 8475 Hwy 33, Churubusco, IN 46723. Buyers shall be responsible to pay a \$25 registration fee at pickup.

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 PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTION TERMS & CONDITIONS:
REAL ESTATE PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (subject to "swing" tract limitations) and as a total 100-acre unit. There will be open bidding on tracts, tract combinations, and the total during the auction as determined by the Auctioneer. Bids on individual tracts and the total property may complete.
DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cash, 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 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 an Executor's 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 administered closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession will be at closing subject to farm tenant's rights to harvest growing crop.
REAL ESTATE TAXES: Buyer will assume taxes due May 2014 and thereafter.
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. An inspection date 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.

Land & Gun AUCTION

Ligonier, Indiana
Noble County

- 2± Miles Southwest of Ligonier
- 17± Miles Southeast of Goshen
- 10± Miles East of Syracuse



100⁺
Acres
in 5 Tracts

- Fertile Tillable Land
- Wooded Recreational Land
- Great Hunting
- 2 Bedroom Home & Outbuildings
- Huge Variety of Firearms including pistols, shotguns, tommy gun, rifles and more!



Tuesday
October 16 • 5pm
SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709 • SchraderAuction.com
At the Ligonier United Methodist Church

Land & Gun

Ligonier, Indiana • Noble County

AUCTION 100±

Acres
in 5 Tracts

Tuesday, October 16 • 5pm

At the Ligonier United Methodist Church

PROPERTY LOCATION: From the intersection of State Road 5 and Hwy 33/6, on the south side of Ligonier, travel west on Hwy 33/6 1 mile to CR 950W/Townline Road. Turn south on CR 950W and travel 1/8 mile to property on west side of the road.

AUCTION LOCATION: The Ligonier United Methodist Church Crosswalk Building: 466 Townline Road, Ligonier, IN 46767. From the intersection of State Road 5 and Hwy 33/6, on the south side of Ligonier, travel west on Hwy 33/6 1 mile to CR 950W/Townline Road. Turn north on Townline Road and travel 0.6 mile to the church.

TRACT DESCRIPTIONS:

Tracts in this auction contain primarily Fox Soils with some Casco. Frontage on CR 950W.

TRACT 1: 16± acres all tillable

TRACT 2: 9± acres “swing” tract. Currently used as pasture land.

Note: Tracts 2 & 5 are “swing” tracts and must be bid on by an adjoining landowner or combined with a tract in the auction providing road frontage.

TRACT 3: 4± acres including a 2-bedroom, 988± sq. ft. home and outbuildings.

TRACT 4: 57± acres including nearly 40 acres tillable and balance in woodland.

Great hunting on Tracts 4 & 5.

TRACT 5: 14± acres “swing” tract with approximately 13 acres tillable.

AUCTION MANAGERS: Kevin Jordan and Jason Fest

SELLER: The Estate of Marc Fisel, Kenneth Schuman, Executor.

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www.schraderauction.com



A Great Opportunity To Buy At Auction!

LAND INSPECTION DATE:

Tuesday, October 2nd • 3:30PM - 5:30PM

Meet a Schrader Representative at the home on Tract 3. Walkover of the land is also allowed at any time.

LIST OF FIRE ARMS & BOWS

Guns to be sold immediately after the Real Estate.

- Winchester 77 – 22
- Winchester 77 – 22 L/LR
- Marlin 783 – 22 WMR
- Savage 93R17 w/ Tasco 3-9X32 scope – 17 HMR
- Mossberg 351 CB – 22 LR
- Mossberg 152 – 22 LR
- Marlin 15 YN – 22 S/L/LR
- Glenfield 60 – 22 LR
- Remington 597 w/ Glenfield 4x15 scope – 22 LR
- Remington 597 Mag w/ original box & scope rings – 22 WMR
- Marlin 717 M2 w/ Tasco Proghorn 4 Power Scope – 17 Mach 2
- Mossberg 500 C w/ rifled cantlever slug barrel in box – 20 Gauge
- H&R Topper 3” chamber full choke – 410
- Marlin 9 – 9 MM
- US Rifle M14A (Federal Ordinance) – 7.62
- US Rifle M1A (Springfield Armory) – 7.62
- Marlin 1895CB – 45-70
- Marlin 1894 (Carbine) – 357 Mag
- Winchester 94 AE (Ring) – 45 Colt
- Thompson Center Black Diamond (209 Primer Conversion) – 50 Cal M/L
- Chinese Side Cock Air Rifle – 177 cal
- R Guns Moisen Nagant 1944 MB7111 (Has Bayonett) – 7.62x54
- Mossberg 500A (Rifled Slug w/ open sights) – 12 Gauge
- Springfield 67 Series B (3” plain barrel) – 410
- Mossberg 500C (Rifled Slug w/ open sights) – 20 Gauge
- Mossberg 183 DB (3” chamber Mossberg Comp Choke) – 410
- Mossberg 500 CT (Smooth Bore Slug Open Sights) – 20 Gauge
- Marlin 9N (Nickle Finish) (missing magazine) – 9 MM
- CVA Apollo (missing ram rod) – 54 Cal M/L
- Mossberg 500E (2 3/4” 3” vent rib barrel) – 410
- Thompson Center Black Diamond (Stainless Finish) (Tasco Proghorn 3-9-40 Scope) – 50 Cal M/L
- Cap Lock Muzzle Loader (Missing butt stock plate) – 54 Cal M/L
- CVA Kentucky Long Rifle Cap Lock M/L – 45 Cal M/L
- J Stevens Arm (Springfield) 94A Single barrel break open action – 20 Gauge
- Esposed Hammer single barrel break open shotgun – 12 Gauge
- Springfield Arms Single barrel break open shotgun – 12 Gauge
- Auto-Ordinance 1927 A1 Thompson Semi-Auto Carbine (Missing Magazine) – 45 ap
- Mauser Chileno 1895 (mfg Loewe Berlin) (Has proof mark on Stock)
- SKS 416 M21
- Winchester 1300 (Smooth bore slug barrel open sights) – 12 Gauge
- Mossberg 500CG (Smooth bore slug barrel) (Bushnell 4x32 Scope Bsquare Side Mount) – 20 Gauge
- CVA Hawken Muzzle Loader – 54 Cal M/L
- 510 (Bolt action pistol) (Weaver 1.5-4 Scope) – 308
- Ruger Old Army Muzzle Loading Revolver Stainless Finish w/ original box
- 44 Cal M/L
- Ruger Old Army Muzzle Loading Revolver Blued w/ original box – 44 Cal M/L
- Slavia ZVP Air Pistol
- 177 cal
- Ruger P95DC Stainless Finish – 9 MM
- Ruger New Model Blachawk Stainless Finish 6” barrel – 357 Mag
- Ruger New Model Blachawk Blued Finish 7” barrel – 45 Colt
- New Model Single Six Convertible Stainless Finish 6” barrel – 22 & 22/MWR
- Barnett Revolution CrossBow (missing quiver, missing cross bow bolts, cocking rope, and string needs to be replaced)
- BowTech Black Diamond Compound Bow (Wrist release, four arrows, broad heads, 3 pin sight, quiver, and soft case)

GUN INSPECTION:

Day of the auction beginning at 4:00PM at the auction location. See website for detailed photos www.schraderauction.com.

