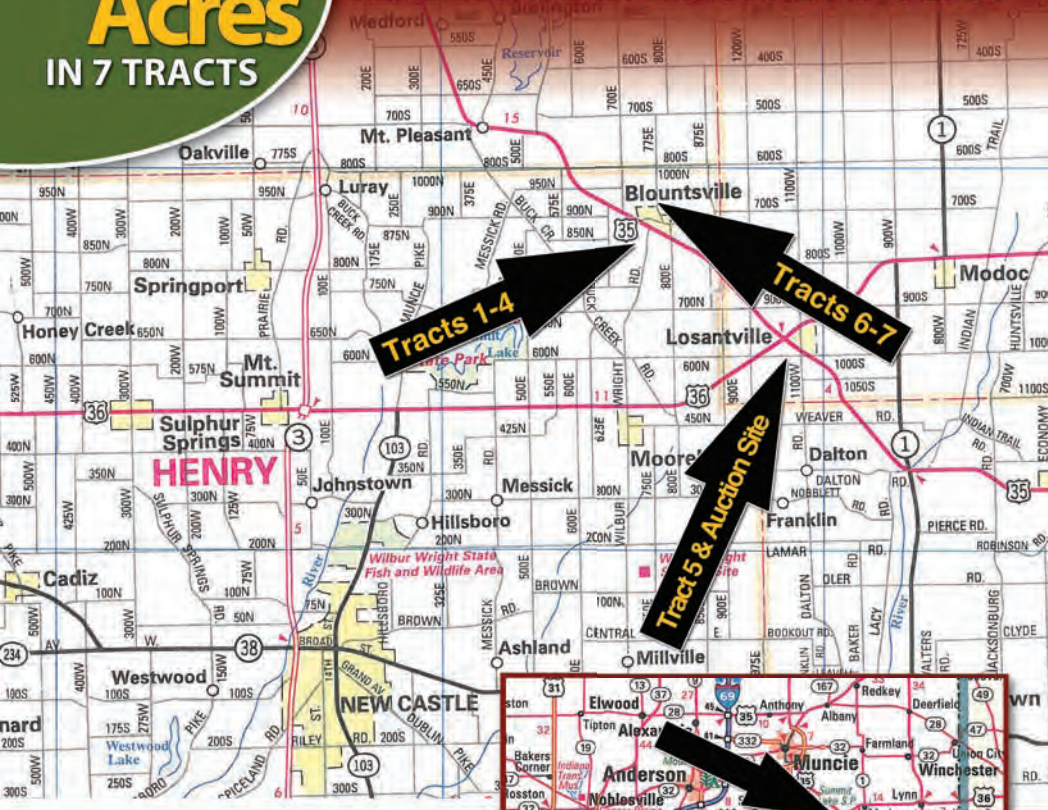


**74⁺
Acres**
IN 7 TRACTS

Randolph & Henry Counties, Indiana ABSOLUTE AUCTION REAL ESTATE & PERSONAL PROPERTY



PROPERTY LOCATION:

FARM: 8479 N. Wilbur Wright Rd, **MOORELAND, IN** (Stoney Creek Twp. Henry Co.) From Muncie travel south on US 35 10 miles to Blountsville (Wilbur Wright Rd.) Turn south ¼ mile to the Farm!

RENTAL HOUSE / LOT: 8861 N. Smeltzer St. **BLOUNTSVILLE, IN** at US 35 and Wilbur Wright Rd. turn north 1 block to E. High St., then right (east) 1 block to Smeltzer St. house.

COMMERCIAL BUILDING: 9912 South US Hwy. 35 **LOSANTVILLE, IN** 47354 is located ¼ mile south of the Intersection of IN SR 36 and US Hwy. 35.

AUCTION LOCATION:

9912 South US Hwy. 35, **LOSANTVILLE, IN** 47354. Just southeast of the intersection of US 35 and SR 36.

INSPECTION DATES:
Saturday SEPTEMBER 29TH • 2-4PM
Tuesday OCTOBER 2ND • 4-6PM
Meet Representatives at Tract 3 and 7



877-747-0212
SchraderAuction.com

Randolph & Henry Counties, Indiana ABSOLUTE AUCTION REAL ESTATE & PERSONAL PROPERTY

**74⁺
Acres**
IN 7 TRACTS

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 7 individual tracts, any combination of tracts, or as a total 74+- 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.

DOWNPAYMENT: Real Estate 10% down payment on the day of the 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. This is an **ABSOLUTE AUCTION**. Property(s) will be sold to the **"HIGHEST BID REGARDLESS OF PRICE"**.

EVIDENCE OF TITLE: Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. All tracts sold "AS-IS". Seller will provide an Owners Title Insurance Policy.

DEED: Seller(s) shall provide a Warranty Deed at closing.
CLOSING: The balance of the real estate purchase price is due at closing, which will take place within 15 days of presentation of title policy projected to be 30 days or on or before November 14th.

POSSESSION: Possession will be delivered at closing.
REAL ESTATE TAXES: Buyer to assume the tax payment due and payable in May of 2013. Taxes based on 2010 assessment were **Tract 1-4= \$ 1,398.38; Tract 5= \$ 1,918.74/yr; Tract 6= \$ 971.66 yr; Tract 7= \$65.04 yr.**

ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions.

SURVEY: A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense \$0.50. Combination purchases will receive a perimeter survey only. Closing prices will be adjusted to reflect any differences between advertised and surveyed acreages. No adjustments will be made on Tract 3 or Tracts purchased in combination with Tract 3.

FSI INFORMATION: Farm #6637 Tract 30090. The FSA calls for 49.69 Crop Acres. The Direct Annual payment for 2012 was \$944.

EASEMENTS: Sale of the property is subject to any and all easements of record.

MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and 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 "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. 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers 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 decision of the Auctioneer is final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENT.

SCHRADER
Real Estate and Auction Company, Inc.

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

AUCTION MANAGER: Andy Walther
765-969-0401 | 877-747-0212

Follow Us:

877-747-0212
SchraderAuction.com

OCTOBER 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			



Randolph & Henry Counties, Indiana

ABSOLUTE AUCTION REAL ESTATE & PERSONAL PROPERTY

Near Losantville, Blountsville & Mooreland, IN

**74⁺
Acres**
IN 7 TRACTS

- 71+- ACRE FARM w/ 50+- ACRES of TILLABLE CROPLAND
- 4 BR COUNTRY HOME – UNION MODOC SCHOOLS
- TREMENDOUS WILDLIFE / HUNTING along SUGAR CREEK
- 6,000 SF STEEL COMMERCIAL BUILDING on 2.107 Acres
- 2 BR INCOME PRODUCING PROPERTY
- BARE LOT in the Town of BLOUNTSVILLE
- OUTSTANDING LOCATION – Only 10 miles to MUNCIE, IN!

THURSDAY, OCTOBER 11

Real Estate - 10AM • Personal Property - 11AM (2-Rings)



SCHRADER
Real Estate and Auction Company, Inc.

877-747-0212
SchraderAuction.com



TRACTS RANGING FROM 2 ACRES TO 48 ACRES

Great Opportunity to Bid Your Price! Selling ABSOLUTE to the Highest Bidder!



Randolph & Henry Counties, Indiana

ABSOLUTE AUCTION

REAL ESTATE & PERSONAL PROPERTY

Near Losantville, Blountsville & Mooreland, IN

74[±]
Acres
IN 7 TRACTS

THURSDAY, OCTOBER 11

Real Estate - 10AM

Personal Property - 11AM (2-Rings)

Great Opportunity to Bid Your Price! Selling ABSOLUTE to the Highest Bidder!

TRACT DESCRIPTIONS:

TRACT 1: 48+- acres with 43+- tillable acres. 600 +- ft. of frontage on Wilbur Wright Rd. The property is currently farmed in 3 fields. Predominantly Treaty soils.

TRACT 2: 13+- acres of woodland and pasture. This parcel has 150 ft. of frontage on Wilbur Wright Rd. Excellent hunting / recreation retreat. Immediate hunting rights available after auction.

TRACT 3: 4+- acres with a nice 4 BR country home. 450 +- ft. of lot width fronting on Wilbur Wright Rd. and 150' of owned road frontage south of the creek. The home has several improvements including vinyl windows, newer roof, enclosed front porch and updated kitchen. There is a 2 ½ car attached garage. The property has multiple heat sources including a Fuel-oil furnace, wood burning stove, and propane heat. Several outbuildings.



TRACT 4: 6+- Acres. This is a SWING TRACT. It must be purchased by an adjoining landowner or in combination with Tract 1 or Tract 3. Combine w/Tract 3 for a 9 acre mini-farm.

TRACT 5: 2.107 Acres with 5,844 Sf Commercial Building. Convenient location on US HWY. 35. Lots of space here. Office, storage and work space. Was used in the past as an auction facility. New Roof in 2010. Septic and well. Frontage on US 35 and CR 1000 S. Randolph County.

TRACT 6: Income producing property! 2 Bedroom home with vinyl windows and aluminum siding. Corner double lot with a total of 0.23+- Acres. The home has 100 Amp service, propane heat and a well and septic. The property has a 1.5 detached garage.

TRACT 7: 50' x 75' Bare Lot. Located at the southwest corner of Smeltzer and Main St. in Blountsville.

OWNER: TROY A. RIDGE and KAMRA K. RIDGE
AUCTION MANAGER: Andy Walther 765-969-0401

SCHRADER
Real Estate and Auction Company, Inc.
877-747-0212
www.schraderauction.com



INSPECTION DATES:
Saturday SEPTEMBER 29TH • 2-4PM
Tuesday OCTOBER 2ND • 4-6PM
Meet Representatives at Tract 3 and 7

TRACT 3

TRACT 5

TRACT 6



SEE MORE PHOTOS at www.schraderauction.com

PERSONAL PROPERTY – SELLING IN 2 RINGS!

FORD TRACTOR – 20+ GARDEN TRACTORS - TRACTOR PARTS- GO-CARTS: 8N Ford tractor, not running • (2) **ECONOMY POWER KING Tractors one w/front blade** • 10+ **WHEEL HORSE TRACTORS** several makes and models including 653,654, LT 1600 • **LARGE GROUPING OF WHEEL HORSE** parts, decks, hoods, weights and accessories • **WHEEL HORSE** double-sided implement dealer sign • **SIMPLICITY 637 Tractor w/deck** • **GRAVELY** Vintage walk-behind mower • Early Briggs-Stratton motors • (10) vintage chainsaws including Bobcat • Gas powered walk-behind plow w/attachments • (2) **GAS POWERED GO-CARTS**, Late model, w/roll-bars

ZERO-TURN MOWER - CHAIN SAWS - MACHINE & SHOP TOOLS: **CUB CADET RZT 42 Zero turn** mower w/22hp Kohler, good condition • **STIHL O21 Chainsaw** • **TROYBILT 18" Chainsaw** • **STIHL Weedeater** • Chain-saw parts • Sears Metal lathe • **ATLAS Metal Shaper** • Upright drill press • Generator • (2) Like New Trash pumps w/hoses • Air compressor • Pedestal grinder • air tank • Power tools • machinist tools • Bolt cabinets • Tool-boxes • Large Amount!

FARM PRIMITIVES – ANIMAL MOUNTS: (3) Horse drawn breaking plows • **Vulcan ANVIL** • Slip-scoop • Cocks • (10) walk behind garden cultivators/plows • Chicken crates • Old Feed sacks • 30+ animal traps • (2) Reel mowers • (2) Rare wheel- sickle mowers • cross-cut saws • Cream Separator • Old Windmill pumps • pitcher pumps • (30) Barn Lanterns • Misc. Steel wheels • Egg baskets • Limestone Grinding wheel on stand • Old buckets • **Upright Butter churn w/original stenciling** • Cast-iron Dinner bell • C/I horse hitching post • galvanized chicken laying nests • MULTIPLES of MANY ITEMS!

PEDAL TRACTORS – TOY TRACTORS – VINTAGE TOYS: JD 8310 Pedal • Farmall Super "M" pedal • JD 7800 pedal • Garton "Chain-Drive" tractor • (3) Cast-aluminum amusement riding animals • (50+) Toy tractors mostly 1960s and 70's • (50+) **Marx**, Tonka, Wyandotte, **Hubley**, Nylint, etc. toy trucks and hauler • **STEAM ENGINE** power sources • **BB guns** • cap pistols • 1 CENT penny carnival scales • • (200) Hot wheels, vintage to NIB • Marx train • C/I train • Several Ertl farm implements • Tootie toys • Comics • Toy airplanes • We will continue to post Photos!

ADVERTISING SIGNS: Metal, Porcelain and paper including Texaco, Chrysler, Salem tobacco, Walker-Turner lighted sign and many more! (2) early paper pull-tab posters

POCKET KNIVES- SAFES – FISHING GEAR - MOUNTS: (100+) Pocket knives including CASE XX, Schrade, Imperial and more • (2) knife display cases • (30) straight razors • (2) Safes approx. 24"x 24" • Southbend, Streamlite, and Shakespeare open face reels in orig. box • **MOUNTS-** Pheasants • beaver, deer • **WINCHESTER and KEEN KUTTER** items • old gaming traps

GLASSWARE – POTTERY – COLLECTIBLES

3 pcs. Roseville pottery • Greentown Glass tumblers and bowl • Nilook • Jewel T coffee pot • Early jars • marbles • Early paper advertisers • Indian Print • Victorian Prints • Cast-Bronze 36" Boy w/baseball bat • Antique Reference books • Vintage Magazines • Showcases • Hot Wheels • 1000+ Baseball cards • 1950's smoking stand • Wall-mount coffee grinder • C/I dog bookends • Cast bulldog • (10) Cast-iron banks including Lion, dogs, sheep, elephant and more • Several Victorian prints of dogs and children • **STERLING** silver pieces • Several Showcases of smalls

ANTIQUE & MODERN FURNITURE

Oak Parlor table w/claw feet • Oak lamp table w/turned legs • Mahog. Corner shelf • Small Curio cabinet • Walnut Vict. dresser w/mirror and marble top • Gun Cabinet • White Wicker set • Several Chest of drawers • Antique Clock shelves • bookcases • (2) Floor model upright display cabinets • Grandfather clock • floor model doctor scales • doctors cabinet

NOTE: This is a **LARGE AUCTION**. We will be running (2) rings. Ring 1: Tools, Garden Tractors, Primitives. Ring 2: Antiques, Furniture, glassware, toys, etc. **SEE PHOTOS** at www.schraderauction.com.

