

**REAL ESTATE AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts subject to "swing tract" limitations, any combination of tracts and as a total 32± 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 on the land subject to tenant rights. 30 days after closing on the home and buildings.

**REAL ESTATE TAXES:** Real estate taxes shall 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 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.**



Country Home & Outbuildings • Farm Equipment • Livestock Equipment • Tools • Collectibles  
Furniture • Household • Appliances

**SCHRADER**  
Real Estate and Auction Company, Inc.

950 N. Liberty Drive  
Columbia City, IN 46725  
800-451-2709

Auction Manager: Arden Schrader  
email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

NOVEMBER 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		



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**SchraderAuction.com**  
CB-562



Columbia City, IN

- Country Home & Outbuildings
- Farm Equipment
- Livestock Equipment
- Tools • Collectibles
- Furniture • Household • Appliances



**32<sup>±</sup> Acres**  
OFFERED IN 3 TRACTS



**SCHRADER**  
Real Estate and Auction Company, Inc.

Real Estate & Personal Property  
**AUCTION**  
Saturday, November 3  
Real Estate - 9:30 AM  
Personal Property - 10:15 AM



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**AUCTION**  
 Saturday, November 3

*Real Estate - 9:30 AM*  
*Personal Property - 10:15 AM*



**Located: 2975 W 400 N, Columbia City, IN.** From the intersection of SR 109 & US 30 in Columbia City take US 30 West 1 mile to Lincolnway and go northwest approximately 3 1/2 miles to CR 350 W. Go north on 350 W 1 mile to CR 400 N then east 1/2 mile to the auction.

**REAL ESTATE held on site.**

**TRACT DESCRIPTIONS:**

**TRACT 1: 19± acres with frontage on CR 400 N.** 13 acres of tillable ground and 5.5 acres of woods. Great mini-farm tract.

**TRACT 2: 4 acres with a 4 bedroom country home, 72'x42' steel frame pole building, and outbuildings in a quiet setting.** Consider combining with Tract 3 for a 13 acre homestead.

**TRACT 3: 9± acre "swing tract" of tillable land, must be purchased with Tract 1 and/or Tract 2.**



**FARM EQUIPMENT  
 LIVESTOCK EQUIPMENT  
 TOOLS • & COLLECTIBLES**

1966 Oliver 1650 gas tractor, WF, 16.9x34 tires, 3 pt, pto, dual remotes • 16.9x34 bolt on dual • Farmall A WF tractor (in pieces) • 1954 Case DC NF tractor, 3 pt, pto (in pieces) • IH 4 cylinder engine block • Cub Cadet 129 hydro lawn tractor w/ mower • Gilson 11 hp lawn tractor • 1979 Clark 630 Bobcat gas skid loader, material bucket, (needs carb work) • manure fork bucket • Hyster YT 40 Space Saver forklift, Wisconsin eng., (in pieces) • Crown pallet jack • Oldsmobile Regency auto (scrap) • scrap iron • 14' JD 215 wheel disc, rear hitch • 7 shank Taylor-Way chisel plow, spring loaded • 6x30" AC 333 planter, no-till, dry fert. • 2 row JD pull type planter • planter plates • 4x15" bar w/ Planet Jr 300 A units • 5' bar w/ Danish tines • 1 row, 3 pt. transplanter • 500 gal. Demco sprayer w/ booms • New Idea 101 drop spreader • 6' Speedy flail mower • 9' IH 990 mower conditioner • Farmhand 5 wheel rake • side delivery rake on steel • J&M 150 bu. gravity wagon & gear • KB 150 bu. gravity wagon & KB gear • Gleaner 430 corn head • 3 pt weeder • 3 pt grader blade • 3 pt bale mover • 3 pt log splitter • 3 pt pto seeder • 3 pt fork lift • head carrier gear • portable feed cart w/ discharge auger • 16'x3" auger w/ motor • hyd cylinder • Chore Time 1 ring bulk bin • various hog feeders • (3) farrowing crates on raised decks • portable wooden hay manger • cattle grooming chute • Feedlot roller mill • (5) gal. portable hog shelters • grain cleaner • pickup stock rack • old truck bed & compressor • (3) 500 gal steel tanks • overhead fuel tanks • fuel oil barrel • rect. oil dispenser • small portable • greenhouse • acetylene torch • portable air compressor • portable air tank • heavy duty welding bench • bench vise • battery chargers • power tools, hand tools • RR jack • implement jack • cable • heavy duty metal lathe • table saw • wood & alum. step ladders • platform scale • garden tools • wheel barrow • walk behind mower • buzz saw blade • crosscut saws • wood plane • hog scrapers • (3) cast iron bath tubs • bee smoker • IH pedal tractor (for parts) • steel wheels

**FURNITURE  
 HOUSEHOLD  
 APPLIANCES  
 COLLECTIBLES**

Upholstered sofa, love seat & chair • upholstered lift chair • beds, dressers • cedar chest • deacon's benches • baby bed, play pen • (5) wooded chairs • rocking chair • child's rocking chair • wagon wheel table • ice cream table w/ (5) chairs • coffee table • (3) desks • file cabinet • child's desk • wooden school desk • long painted table • stool • TV stand • lamps • upright & chest freezers • ice cream freezer • trunk • various dishes • crocks • (2) sausage stuffers • milk cans • crock jugs • oil lamps • pitcher & bowl set • corn dryer • Coke collectibles • hat collection • books • pictures • optic Christmas tree • Christmas decorations • piano • toys & games

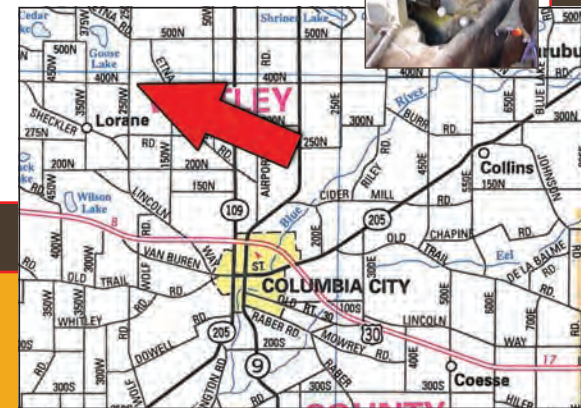


**BID YOUR PRICE ON YOUR CHOICE OF ANY TRACT OR ANY COMBINATION OF TRACTS**

*Owner:* MRS. MARY BOLINGER

SALE MANAGER: Arden Schrader

**SCHRADER** 800-451-2709  
 Real Estate and Auction Company, Inc. [SchraderAuction.com](http://SchraderAuction.com)



*Inspection Dates: Wed., Oct. 10 & Thurs., Oct 18 • 4-6 PM*