

Real Estate Terms & Conditions:

PROCEDURE: The property will be offered in 2 individual tracts and as a total 32.78 acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on individual tracts 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: Successful bidder(s) will be required to enter into purchase agreement 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: An appropriate deed will be delivered at closing. **CLOSING:** Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Taxes will be pro-rated.

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 no new survey.

EASEMENTS: Sale of the property is subject to any and

all easements of record.

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

DISCLAIMER AND ASENCE 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 Terms:

Cash or Good Check with Photo ID. All Items Sold "AS IS". Not responsible for accidents.



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Auction Mgr.: Ritter Cox, 260-244-7606

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JULY 2013

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			

Follow us on:



AUCTION

SATURDAY, JULY 6

9:30 AM PERSONAL PROPERTY

11:00 AM REAL ESTATE

- Guns
- Woodworking Tools
- Ford Tractor
- Furniture
- Collectibles
- Antiques
- Bee Equipment
- Vans, Car
- Tillable Land
- Hunting/Recreation Land
- Woods
- Possible Building Site
- Historic Home



Jefferson Township
 Noble County

32.78
 acres



AUCTION

SATURDAY, JULY 6

AUCTION LOCATION:

2255 N 600 E, KENDALLVILLE, IN 46755. From Kendallville, IN travel south on SR 3 approx. 4 miles to SR 8 than right (west) approx. 3 miles to CR 600 E then left (south) approximately 1/2 mile to property or 5 miles east of Albion on SR 8 to CR 600 E then south 1/2 mile.



9:30 AM - PERSONAL PROPERTY

**GUNS • WOOD WORKING TOOLS • FORD TRACTOR
FURNITURE • COLLECTIBLES • ANTIQUES
BEE EQUIPMENT • VANS & CAR • SCRAP**

Mossburg 12 gauge pump shot gun • **Stevens** 22 cal single shot rifle • **Sears** 22 cal lever action rifle • **Blacksmith** tools • (5) **draw** knives • **drill** brace & wood drill bits • **many** broad axes • **Buckeye** drill hand crank for hand hewn beams • (6) **Adze** hand hewn beam tools • (12) **cross** cut saws 1 & 2 man • (2) **buzz** saw blades • (5) **buck** saws • **log** tongs • **hand** saws • **Makita** miter saw • **8 pc.** wood carver set • **pry** bars • **large** steel knippers • **blacksmith** tongs • **misc.** leather tools • **misc.** hand tools • **hand** held grinder • **large** meat cleaver • (2) **2 wheel** yard carts • **Ford** select-o-speed tractor, nf, 13.6x38 tires, 3 pt, pto • **5'** **rotary** mower, 3 pt • **grade** blade, 3pt • **Noble** 4 row cultivator • **Yard** Machine lawn mower, 14 hp (non-running) • **tandem** axle small shop type enclosed trailer • **post** hole digger • **push** lawn mowers for parts • **wire** livestock panels • **fence** post, steel & wood • **hitch** for sulky • **small** stainless steel tank • **horse** collars & some harness, shoes • **hand** grass seeder • **steel** cable • (3) **saddles**, horse & pony • **1984 & 1985 VW** Vanagon, vans (non-running) • **1994 Ford** F-150 pickup (non-running) • **1995 VW** Jetta (non-running) • (2) **iron** kettles • **player** piano w/ 11 rolls music • **regular** piano w/ bench • **barber** chair • **large** kitchen table • **Amana** refrigerator freezer • **upright** freezer • (3) **older** tv's • **couch** • **wood** vanity • **large** wood wardrobe • **oak** stand • **oak** table w/ 6 chairs • (2) **oak** buffets • **oak** china cupboard & dresser • **Singer** treadle sewing machine • **round** wood butcher block 36" • **full** size spindle bed • **twin** bed • (2) **mirrors** • **Conga** music instruments • **bee** smokers • (3) **bee** suits • **Dadant** hand crank stainless steel honey extractor • **bee** frames • (2) **school** desk • **wood** keg taps • **sausage** press • **meat** cleaver • **sanitary** meat scale • **slaw** cutter • **paper** cutter • **steel** pans • **peddle** stone grinder • **camp** stove & equipment • **fishing** poles • **Radio** Flyer wagon w/ sides • **iron** pans, stove Dutch ovens • **iron** scales • **multiple** set of deer antlers • **wood** flooring • **walk** behind garden plow • **ladder** jacks • **alum.** ext. ladder • **1** set of scaffolding • **knives** w/ wood knife block • **food** dehydrator • **set** of 10 Mikasa dinnerware • **old** bottles & cans • **green** canning jars, zinc lids • **walking** sticks • **wood** stove for pellets, wood pellets • **misc.** speakers • **old** typewriters • **cobblers** shoe set • **many** misc. small piles scrap • **much**, much more!



11:00 AM - REAL ESTATE

TRACT DESCRIPTIONS:

TRACT 1: 30.78 ACRES, tract that offers tremendous versatility, approximately 12± tillable acres. To the rear of tract, approximately 11 acres productive hunting land or recreation, balance wooded. Tract offers possible building site with scenic view with privacy. Ideal for walk-out basement.

TRACT 2: 2 ACRES, historic 145 yr. old Christian Barhan Home. Home sets on timber frame, 44' long 12" square hand hewn beams. It is also timber framed. The woodwork is black walnut. Investigate to restore, 2" well and septic.



Walk over inspections on land at your convenience. Inspection on dwelling contact Auction Company.

Inspection Dates:
SATURDAY, JUNE 15,
10:30 AM-1 PM
SUNDAY, JUNE 23,
1-3 PM

SOIL TYPES

Symbol	Soil Name
RaB	Rawson sandy loam
MrB2	Morley silt loam
MscC3	Morley silty clay loam
RaC2	Rawson sandy loam
Pe	Pewamo silty clay loam

OWNER: ESTATE OF RICHARD (RICK) FREY

Auction Manager:
Ritter Cox



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