




23 Acre Mini Farm

OFFERED IN 3 TRACTS OR COMBINATIONS

Tractor • Small Farm Equipment • Shop & Lawn & Garden Tools
Antiques & Collectibles • Furniture & Household

FARM AUCTION

Southern Allen County

SATURDAY, DECEMBER 7

9:30 AM - Personal Property
1:00 PM - Real Estate

Ossian, Indiana






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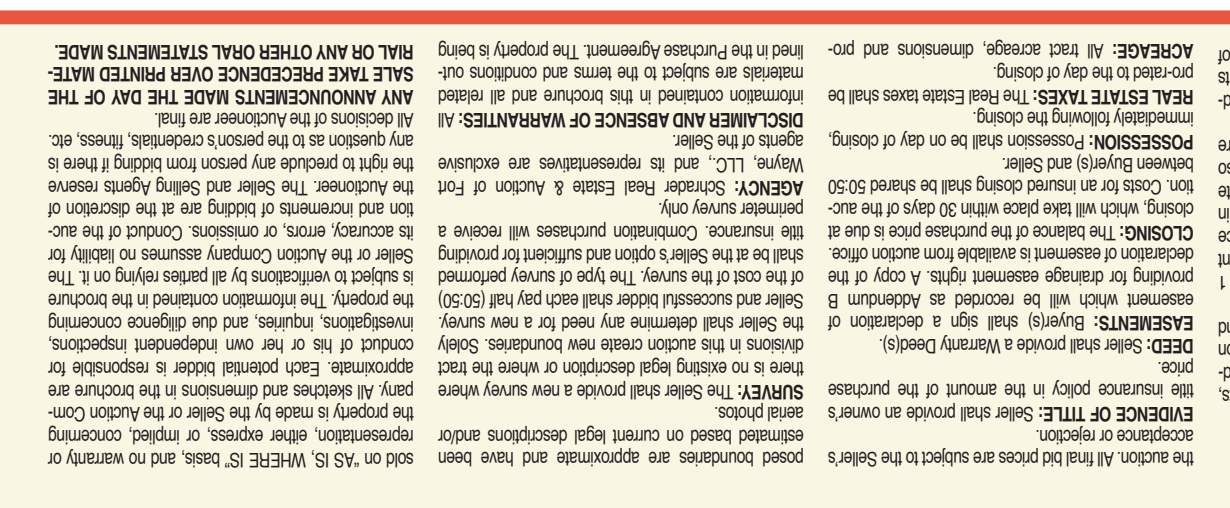
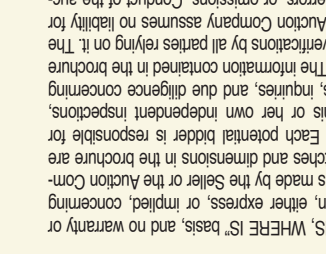
Ossian, Indiana

Follow us on:

Auction Managers:
 Jerry Ehle & Mike Roy
 #AC63001504 #AU19300123
 749-0445 • 866-340-0445
 Fort Wayne, IN 46815
 7009 N. River Road
 Schradet Real Estate & Auction of Fort Wayne, LLC

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				

DECEMBER 2013

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AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts and combinations during the auction and combination of the tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

DOWN PAYMENT: \$2500 down payment on Tract 1 and any combination with Tract 1. 10% down payment on all other tracts 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's site immediately following the close of the auction.

POSSESSION: Possession shall be on day of closing. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. A copy of the declaration of easement is available from auction office. 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 partner survey only.

AGENCY: Schradet 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 conducting of his or her own independent inspection, 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.

SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

EASEMENTS: Buyer(s) shall sign a declaration of easement which will be recorded as Addendum B to the deed. The balance of the purchase price is due at closing, which will take place within 30 days of the auction. A copy of the declaration of easement is available from auction office. 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 partner survey only.

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ACREAGE: All tract acreage, 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 divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey, 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.

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FARM AUCTION

SATURDAY, DECEMBER 7

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Southern Allen County

LOCATION:
17621 MORTON ROAD, OSSIAN
(Take Winchester Road southeast out of Poe, and turn south on Morton Road and follow around to property.)

1:00 PM - REAL ESTATE

TRACT 1: Situated on 5± acres, partially wooded! A 3 Bedroom, 2 bath, 2 story on basement. Decks on front and back! Geothermal heat! A 40 x 64 pole building with stalls & storage area! Pasture and Woods combined!

TRACT 2: 11.5± Acres of mostly tillable acres. This tract offers tillable and recreation land!

TRACT 3: 6.6 mostly wooded acres! This is a great recreation, hunting parcel with a great potential building site!

SELLER: JUNE A. SPRINGER

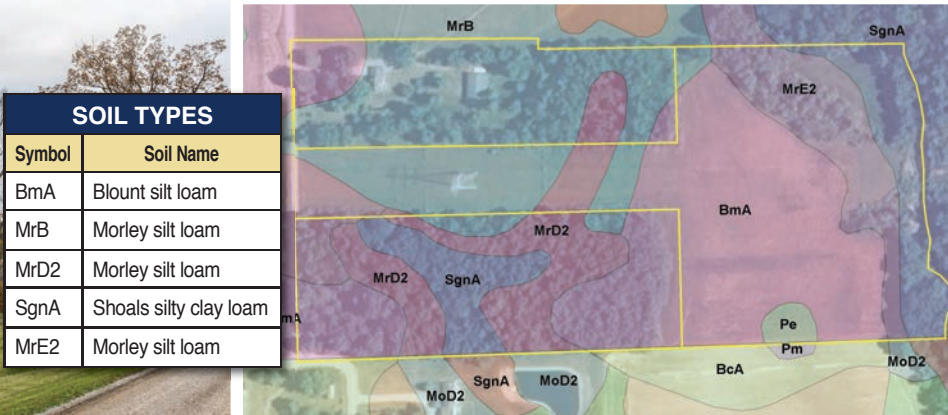
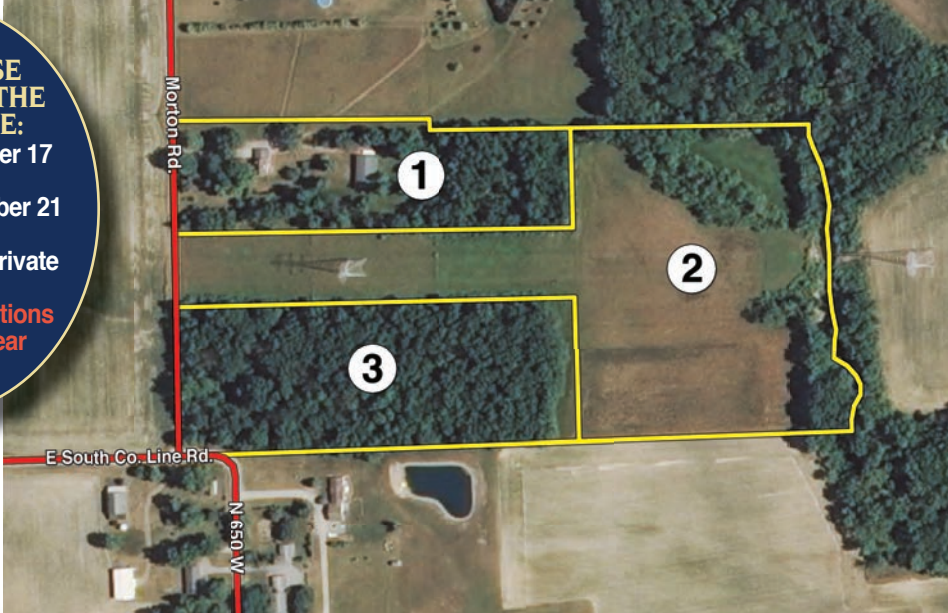
Auctioneers: Jerry Ehle & Mike Roy

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
in cooperation with

AAA AUCTION
260-749-0445
866-340-0445
SchraderFortWayne.com



OPEN HOUSE TO PREVIEW THE REAL ESTATE:
Sunday, November 17
2 - 4 PM and
Thursday, November 21
5 - 7 PM
or call office for private showing!
Walk-over inspections permitted ... wear orange!



9:30 AM - PERSONAL PROPERTY:

FURNITURE:
Microplush tan sofa • **wood** dinette
treasle table w/ 6 chairs • **full** bed •
Hon 4 dr. file & other cabinets • **Whirl-**
pool washer & electric dryer • **ceram-**
ic chiminea • **beauty** chair & beauty
work station • **dressers** & chests

ANTIQUES & COLLECTIBLES:
GE vintage top motor
refrigerator • **Clinton** J-9
vintage outboard motor
• **steamer** trunk • **large**
McCoy basket weave
jardiniere • **large** dinner
bell on post • **small** cast
iron dinner bell • **Ertl** toy
farm equipment, Farmall
tractor, wagon, combine • **Gene** Strat-
ton Porter book "Freckles" • **tin** litho
doll house • **set** of 4 chrome & red
vinyl 50's diner chairs • **Goofus** glass
bowl • **board** games • **albums** & 45's
• **Old Crown** beer cases • **Centlivre**
quart beer bottle • **Barbicide** barber
sterilizer jar • '46 **Ford** hardback book
• **machinists** & tool makers books •
ice tongs • **buck** saws • **Ford**, IH, La-
fayette Brewing & other beer tin signs
• **Armour** meat wood shipping case •
pair of large metal implement wheels
• **small** iron wheel • **vintage** bikes •
apple crates

HOUSEWARES:
2 picnic tables • **porch** swing • **Lionel**
train hardback book • **train** & locomot-
ive hardback books • **kitchenware** •
dishware • **decorator** items • **electric**
heaters • **fishing** poles •

TOOLS:
Buffalo 6" vise • **bench** grinder • **bat-**
tery chargers • **garden** tools • **hand**
tools • **auto** fluids, garage supplies •

plumbing & electrical supplies • **saw**
horses • **auto** creepers • **extension**
cords • **garage** shelving & cabinets •
welding benches • **vises** • **vertical** air
compressor • **power** hack saw • **pole**
saw • **work** lights

CANOE:
16' fiberglass
canoe w/ 2
aluminum
seats

FARM MACHINERY:
1962 Farmall 504 gas tractor, narrow
front, Serial #1479SY • **Woods** 6'
finish 3 point mower • **John Deere** 16
hole drill, nice-stored indoors • **3** point
2 bottom plow • **8'** **John Deere** disc w/
hydraulic cylinder • **200** gallon Clark
field sprayer • **3** point King Kutter
slip scoop • **3** point 8' field cultivator
• **6'** **grader** blade • **3** point hydraulic
wood splitter • **6'** **rotary** bush hog
mower • **1** row New Idea corn picker •
8' **cultipacker** w/ spring tooth harrow
rows • **truck** bed 2 wheel trailer • **2**
wheel utility trailer • **New Idea** ground
driven manure spreader • **7' x 14'** flat
bed wagon w/ hyd. hoist • **Kill Bros.**
hopper wagon on John Deere running
gear

LAWN & GARDEN,
FARM & GARDEN ITEMS:
4' & 2' lawn rollers • **porch** swing •
picnic table • **many** rabbit hutches •
poly horse stock tank • **poly** drums
• **2** hand operated fuel
pumps • **fence** wire,
elec. fence & insulators •
wood stove • **30'** **wood**
extension ladder • **gates**
• **large** volume of wood &
lumber • **several** piles of
scrap & metal

