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2 Dates
Real Estate & Personal Property
AUCTIONS

159 Acres
Offered in 8 Tracts

Real Estate
THURSDAY, JANUARY 30 @ 6PM
Personal Property
SATURDAY, FEBRUARY 1 @ 9AM

SCHRADER
Real Estate and Auction Company, Inc.
Kosciusko County • Pierceton, IN
Monroe Township

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place in 15 days after marketable title.
POSSESSION: At closing.
REAL ESTATE TAXES: The Seller shall pay the 2013 real estate taxes, due in 2014. The Buyer shall pay all taxes thereafter.
DITCH ASSESSMENTS: The Buyers shall pay the 2014 ditch assessments due in May.
SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if the property is purchased by one Buyer. Any new survey(s) provided shall be for the purchaser only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, subject to immediate following the close of the auction. All final bid prices on Tracts 2 and 6 or combinations including Tract 2 and 6. The Seller's costs shall be shared 50/50 between Buyer(s) and Seller. Survey costs shall be the responsibility of any closing costs incurred due to the Buyer(s) securing financing.
FASEMENTS: The sale of the property is subject to any and all easements of record.
DEED: Sellers will provide a personal representatives deed.

JANUARY / FEBRUARY 2014

SUN	MON	TUE	WED	THU	FRI	SAT
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	1

800.659.9759
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950 North Liberty Dr., Columbia City, IN 46725



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159 Acres
Offered in 8 Tracts

Country Home • Productive, Tillable Land
Potential Building Sites
Excellent Pasture & Hay Field
Woodland • Wildlife, Hunting & Recreation



Kosciusko County
Pierceton, IN
Monroe Township

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159± Acres
Offered in 8 Tracts

Kosciusko County
Pierceton, IN
Monroe Township

Personal Property



SATURDAY, FEBRUARY 1 @ 9AM

At 5082 S SR 13, Pierceton, IN • Held on Site at Tract 6

PROPERTY LOCATION: 5082 S SR 13, Pierceton, IN. 4.5 miles south of Pierceton on SR 13, (for Tracts 1-5) to CR 675 E, or (for Tracts 6-8), continue south on SR 13 to 5082 S SR 13 to property.

TRACT INFORMATION:

TRACT 1: 36.5± ACRES. 33.5± of acres of tillable, rolling land or potential building site w/ 3± acres of woods & recreational area. Approximately 1245' of road frontage on SR 13.

TRACT 2: 2.5± ACRES. Potential building site including a Pole Building (32' x 52') & Lean-to (32' x 12') w/ concrete floor or excellent for pasture or hayfield. Approximately 369' of road frontage.

TRACT 3: 21.5± ACRES. Rolling land (currently hay field) w/ potential tillable acreage, & wooded, recreational area or potential building site. Approximately 848' of road frontage on CR 675E & 780' of frontage on E 500 S.

TRACT 4: 17.5± ACRES. Gently rolling land (currently hay field) or potential tillable land w/ secluded hunting & recreational area or private, potential building site. Approximately 540' of road frontage on CR E 500 S.

TRACT 5: "SWING" 40.0± ACRES. Secluded, wooded area excellent for hunting, wildlife or recreation. Must be purchased in combination w/ any tract or combination of tracts w/ road frontage or by an adjoining land owner.

TRACT 6: 8± ACRES. 1125 s.f. Brick, ranch home on a full basement w/ a 2 car garage, outbuildings, asphalt drive & fencing for livestock. Home has 3 bedrooms, 1.5 baths, Kitchen w/ dining area & living room & central air, gas forced heat & water softener. Pole building - 40' x 48' w/ concrete floor. Storage building - 31' x 41' w/ loft. Older barn & utility shed. Approximately 870' of road frontage on SR 13.

TRACT 7: 15.5± ACRES. Pasture or potential tillable land or building site. Approximately 465' of road frontage on SR 13 & 710' of frontage on S 550 E.

TRACT 8: 16.5± ACRES. Pasture, potential tillable land w/ small wooded area to the rear for a secluded, potential building site. Approximately 540' of frontage on S 550 E. Combine Tracts 6, 7 & 8 for a possible farmstead, great for livestock.

Parcel ID #'s: 017-037-001, 017-003-002, 017-008-001, 017-008-003

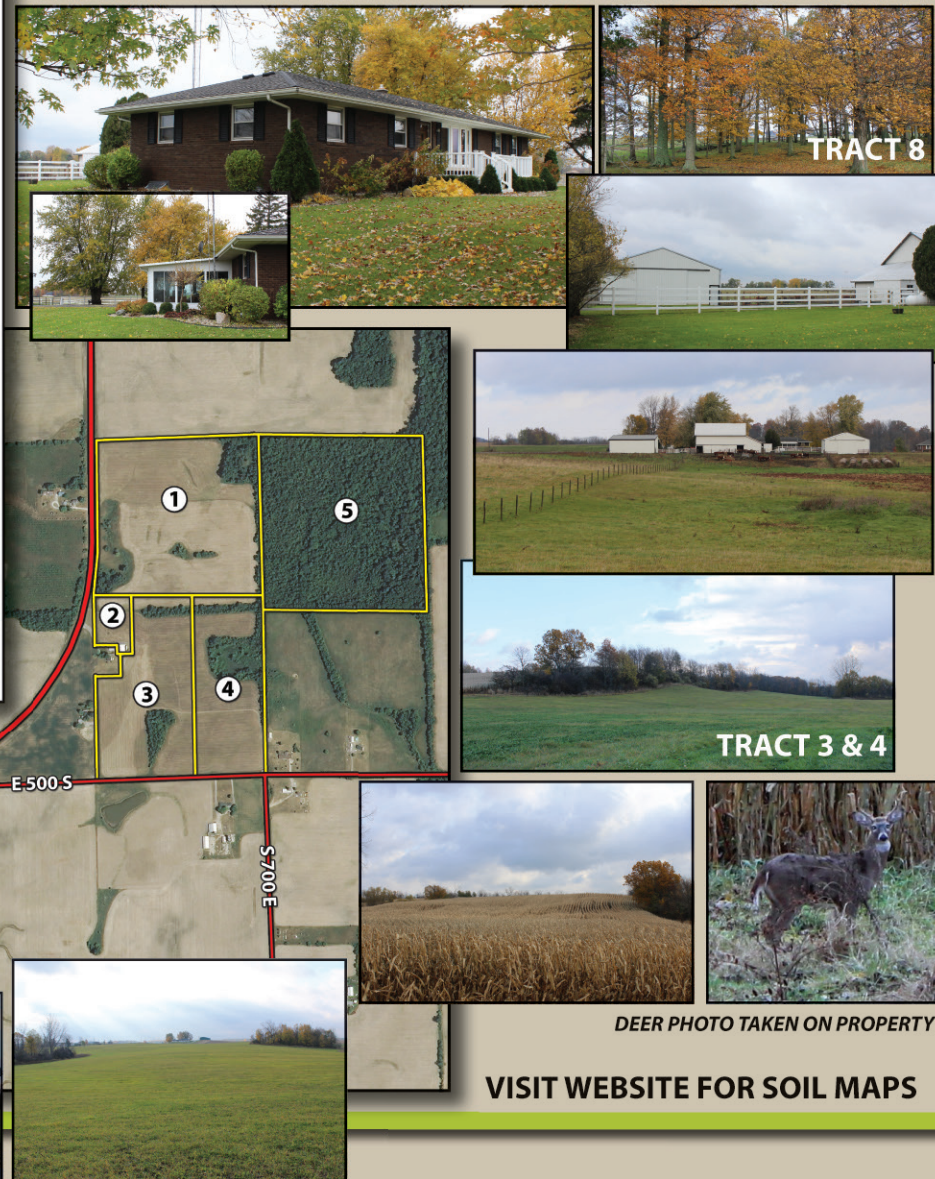
Bid your price on your choice of any tract or any combination of tracts.

South of Pierceton • Southeast of Warsaw
North of North Manchester
Whitko Community Schools

Country Home
Productive, Tillable Land
Potential Building Sites
Excellent Pasture & Hay Field
Woodland • Wildlife,
Hunting & Recreation

Don't miss this opportunity to own a secluded hunter's paradise!!

REAL ESTATE INSPECTIONS:
TUES., JAN. 7 • 4:30-6PM
SAT., JAN. 11 • 10-11:30AM
or call the sale managers for private inspections.



DEER PHOTO TAKEN ON PROPERTY

VISIT WEBSITE FOR SOIL MAPS

HOUSEHOLD FURNISHINGS

Frigidaire Electric Stove • Frigidaire side-by-side Refrigerator (FRS3HR5HQ4) • Small chest Freezer w/ 2013 Beef • Kitchen table w/ six chairs • Drop leaf table • Couches, Chairs, End Tables • Linens/Bedding • 2 Safes • Hutch/Desk • Electric Fireplace/Mantle • Albums • Clocks • TV's (2) • Queen bedroom suite 5pc. • Paper weights (unmarked) • Blue dishes new • Blue dishes old-Currier & Ives (12pc.) • Gold dishes • Flower dishes • Misc. china • Misc. glassware/wine glasses • Bookshelf • Desks • Lamps • Computer, printer, scanner • Small roll top desk • Misc. chairs • Rose china set • Small kitchen appliances • Misc. Kitchen utensils • Silverware • Corolle bake ware • Misc. glass & metal bake ware • Trivets • Assorted Crystal • Convection Microwave • Sharp Carousel • Small china cabinet w/ china • 4 place setting sterling silverware • Jewelry including Costume • Many other items not listed

PLAN TO SPEND THE DAY!!!!
RUNNING 2 RINGS!!!!

CAR/TRUCK/FARM EQUIPMENT/LAWN MOWER

2009 Honda CRV - 30,200 mi., all power, excellent condition, VIN 5J6RE38769LO14468 • 1992 Ford Truck w/ Cap - 59,800 mi., auto trans., excellent condition, VIN 1FTDF15Y1NLA86557 • 1983 Chevy C20 Custom Deluxe, Restored - 36,300 actual mi., new wood bed, like new interior, 4 sp, V-8, VIN 1GCEC24H5DF310415 • 1999 BobCat 773 F- Series- #208246 • 1972 Bob-Cat M-610 #509649759 - Wisconsin Motor • Skid Steer Forks • Skid Steer Bucket • 2012 Cub Cadet Zero Turn lawn mower Model RZT50KH, 25 hrs., 50" deck, excellent condition • 2000 Gator 4x2- Kawasaki - W004x2x056086 -221.2 Hrs, 11 hp., excellent condition, liner & brush guard

LIVESTOCK

Corn Pro Livestock Trailer - Model SB-1465, no rust, floor in good condition, VIN 4MJSB1427YE024152 • Pride of Ranch SB-17 Cattle Scale • (7) Round bale feeders • Poly Lined Feed Bunks • Misc. Water Tanks & Feeders • Head Chute • Bale Spear • Tank Heaters • Round Bales Grass Mix Hay - 4' x 4'6" - 86 (stored inside) - 50 (stored outside) • Trailer (old 2 wheel-no title)

TOOLS

Lincoln Welder • Battery Charger - Schumacher, 200 amp. • Campbell Hausfeld Air Compressor • Craftsman Power Washer, gas, 6.75 hp • Craftsman Tool Box, 12 drawer top, 5 drawer base • Sockets • Wrenches • Ratchets • Hand tools • Brooms, Shovels, Pitch Forks • Fimco Elec. Poly Sprayer • Radio Shack Metal Detector • 12' Alum Ext. Ladder • Fishing Gear • Lanterns

GUNS

Ruger 223 cal. Auto w/ scope #187-28600 w/ extra clip • Remington 12 gauge Model 870 pump #1156830V • Glenfield Model 60 22 LR semi auto #23595946 • Mossberg 22 cal. Bolt action rifle w/ peep sight • Stevens Model 15A 22 bolt action rifle • Pioneer model 23 bolt action 22 rifle • Remington 12 gauge Model 870 pump #1474V • CBC 12 gauge Model SB #C1323809-Brazil • Remington 22 auto rifle w/ nylon stock #A2357966 • Thompson Center 45 cal. Muzzle loader #6101 w/ scope • Turner Kirkland 45 cal. Muzzle loader KY rifle • G.R. Douglas 45 cal. Muzzle loader w/ tiger striped stock • Benjamin Sheridan pump pellet rifle #29970168 • Diana Model 36 Pellet single shot #648549 • Benjamin Cur Rifle pump pellet #N007317 • Benjamin Sheridan B.B. Pump pistol Model HB17 #20632-177 • Daisy Rogers AR USA B.B. gun • Crossman Model 760-D B.B. gun • Gun cabinet (wood-12 gun) • Shell Reloader

PRIMITIVE & COLLECTIBLES

Copper Kettle • Old wood trunk • Wall Pendulum Clock • Mantle Pendulum Clock • (5) Crocks/Pitchers/ (3) Roseville • (2) Dry sinks • 3 Hurricane Lamps • Roseville pitcher • Sad irons • (2) cane bottom chairs • Knick Knacks • Wooster Scott print (Wagon Day Parade) • Wooster Scott print (Down Memory Lane) General store print • C.J. Brown print (Peaceful Pastures) • Antique Fish locator • Salt/Pepper collection • Stereo-scope • Quilts • Cedar hope chest • Unmarked paper weights • Large cast iron pot • Barrington brownstone pitchers (3) • Rocking chair • (185+) Knives including Buck, Barlow, Case & Others • Cast Iron skillet



OWNER: BARBARA J. FARIS ESTATE
SALE MANAGERS:
Gannon Troutner 574-354-7822
Gary Bailey 574-858-2859

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