



REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, and combination of the tracts, subject to Swing Tract rules. 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: \$2,500 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. All final bid prices are subject to the Seller's 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 a Warranty Deed(s).
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

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 there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. 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 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 conduct of his or her own independent inspections, 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



7009 N. River Road Fort Wayne, IN 46815

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CORPORATE HEADQUARTERS
 950 N. Liberty Dr.,
 Columbia City, IN 46725

MAY 2015						
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

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AUCTION

10:00am Real Estate
 11:00pm Personal Property

**Northeast Indiana
 Horse Training Facility,
 4 BR Home, Barn
 and 28 Acres!**



703 E. 1100 N., Roanoke, IN • Huntington Co.

SATURDAY, MAY 2



AUCTION

**Northeast Indiana Horse Training Facility,
4 BR Home, Barn and 28 Acres!**

SATURDAY, MAY 2

10:00AM REAL ESTATE AUCTION

LOCATION: 703 E. 1100 N., ROANOKE, IN

(2 Miles east of State Road 9 and 2 miles south of State Road 114)

TRACT 1: 8± ACRES, CUSTOM BUILT 4 BEDROOM RANCH HOME, 40 X 80 BARN

The home features split bedroom style with over 2100 square foot of living space.

There are 4 bedrooms, and 2 baths. Open kitchen with spacious dining area, woodburning fireplace and bright sunroom. There is a 2 car attached garage and patio out the back. Home has gas forced air and central air. The barn features 6 horse stalls, a wash stall, and open area for storage. There is upper hay loft, plus a private office with bath room and a tack room. There are two 8 foot sliding doors and a 12 foot sliding door.

There are 4 fenced paddocks plus additional 3.5 acre hay or pasture field. Fencing is pipe and vinyl fencing.

TRACT 2: 4 ACRE SWING TRACT; This tract is adjacent to tract 1 to the east. It is currently hay field. It can be combined with Tract 1 or purchased separately by an adjacent land owner.

TRACT 3: 16 ACRES, SWING TRACT, INCLUDING 5/8 MILE TRACK. This tract can also be combined with Tract 1 or purchased separately by an adjacent land owner. The track is rock, sand and limestone. There is also hay outside and inside the track.

**COMBINE ALL THREE TRACTS
TO MAINTAIN THE
28 ACRE FARM!**

PREVIEW DATES:
To preview the Real Estate
Monday, April 6 from 5 – 7 pm
Sunday, April 12 from 2 – 4 pm
Call the office for private showing.



11:00AM PERSONAL PROPERTY AUCTION
TRACTOR • TRUCK • HORSE TRAILER • TOOLS • HORSE WALKER • RUN-IN SHEDS • LAWN & GARDEN • FURNITURE • ANTIQUES • HOUSEHOLD

TRACTOR, TRUCKS, TRAILERS

- 2000 Kubota L3710 diesel tractor with LA681 loader, good rubber, remotes, 1268 hrs.
- Kubota F3060 diesel front deck mower, 60", 795 hrs.
- '97 Chevy Silverado 1500 4WD pick up, with 5th hitch, 149k miles
- '80 Ford Bronco, 4 WD, 180k miles, with 6' snowplow
- 2005 Kiefer Built BP Genesis 3 Horse Slant, 6' Dressing Room, 2 x 5200LB axles
- '94 CTS 16' beaver tail trailer, 12,000 GVW, dual axle
- 24' aluminum truck box with roll up door
- Club Car gas powered golf cart

HORSE EQUIPMENT: Trot-A-Lot 4 horse electric walker • 24' x 12' pipe frame run in sheds • (4) 12' x 12' pipe frame run in sheds • sulky • sulky seats • many buckets of horse shoes • horse leader for truck • horse track drags and graders • rubber matting • fence posts

EQUIPMENT & IMPLIMENTS: JD 317 riding lawn mower • 60" grader box • 8' 3 point blade • 6' Bush Hog rotary mower • 5' 3 point finish mower • new 3point 50 gal. sprayer with booms • 12' wheeled disc with cylinder • 12' spike tooth harrow • Antique pull behind Caterpillar road grader • wood box pony wagon • 6' x 8' metal utility trailer • Mantis tiller • Simplicity front tine tiller • 3.5 HP walk behind string trimmer • pull type spike tooth aerator • 3 point post hole auger • 40' chain drive electric hay elevator • JD PTO drive manure spreader • 200 gal. pull type sprayer • JD 2 bottom plow • Schwinn Ladies bike • men's bike • (2) Chevy 5th wheel tailgates • Homelite 14" chain saw • Lawn Boy weed eater • many fishing poles, rods and reels • wheel barrow • garden trailers and carts • concrete mixer

TOOLS & SHOP EQUIPMENT: (2) Reddy Heater 60k BTU salamanders • Lincoln 225 arc welder • Louisville 28' fiberglass ladder • 26' aluminum extension ladder • Berger transit • many tool cabinets • many tool boxes • work benches • welding table • Craftsman radial arm saw • 24" & 36" pipe wrenches • aluminum straight edge • reciprocating saw • measuring wheel • large bolt cutters • large bench vise • 20 lb sledge hammer • large assortment lawn and garden tools • large assortment hand tools • assorted power tools • heavy duty bench grinder • (2) 3.5T floor jacks • 1.5T chain hoist • acetylene torch set with tanks • concrete tools • hydraulic jacks • bench top drill press • many extension cords • log chains • air compressor • gloves, boots and outdoor clothing • DeWalt cordless tool set

ANTIQUES & COLLECTIBLES: set of leather strap sleigh bells • collection of Santa figurines; including Coke a Cola bank, Jim Shore, Brinn & San Francisco Music Box • vintage Pyrex • vintage juice sets • oil lamps • 16" dinner bell • primitive cross cut saw and buck saw • hay scythe • several vintage beer steins from Germany • electric poker slot machine, tokens only • Schumacher wood ammo. box • Large collection of porcelain dolls

FURNITURE: Country Blue sleeper sofa and loveseat • 2 blue recliners • coffee and end tables • 60's Kroehler full bedroom suite • bentwood rocker • small roll top desk • computer hutch and press board bookcases • 2 drawer file cabinets • dinette set and 4 chairs • painted chest of drawers • poly utility cabinet • Inva-Care hospital bed

HOUSEWARES: Kenmore washer & electric dryer, like new • Kenmore side-by-side refrigerator with water in door • Keurig coffee machine • crock pot • 30 cup coffee pot • pots and pans • baking dishes • Foreman grill • small kitchen appliances • flatware • large quantity country decorator items • several box fans • dorm bar fridge • microwave • large assortment Christmas decorations

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. • 800-451-2709.



SELLERS: JIM AND BETTY WILSON
AUCTION MANAGER: JERRY EHLE



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