



Personal Property Auction

Tuesday, June 30 • 3 PM
222 W. SCHUMAKER ST., HUDSON, IN

MOWER, TOOLS, EQUIPMENT: 2011 Simplicity Broadmoor riding mower, 18HP, 38", hydrostatic • Mow & Vac pull behind lawn vacuum • 2 bottom Ford plow • pull 6' rotary mower • steel wheeled trip plow • 6' 3 point cultivator • 12' flatbed trailer • lawn roller • harrow drag • spring tooth drag • 3 point log splitter • front tine tiller • Craftsman scroll saw, band saw, disc & belt sanding center • 10" table saw on stand • large selection hand tools • garden tools • tamper • pitch fork • trolling motor • many tool boxes • 14v. cordless tool kit • Snapper 1838 chain saw • B&D hedge trimmer • machinists chest • bottle jack • bench vise • brace & bits • electric power washer • 12v 15 gal. sprayer • broadcast seeder • aluminum step ladders • Echo gas trimmer • large quantity lumber & barn wood

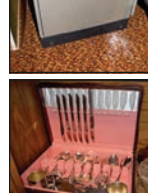
ANTIQUES & COLLECTIBLES: Large spinning wheel • Jotul cast iron wood stove • pair of cane bottom walnut chairs • oil lamp • vintage Pyrex bowls • blue patchwork quilt • crocheted bedspread • quilt top • enamelware pails • large oval wall mirror • 2 Longaberger baskets • roof slate pcs. • vintage console stereo • wire locker basket • large selection of costume jewelry • push plow • wood rolling pins • silverplate server w/ spoons attached • PICKERS DELITE: Barn full of primitives, wood crates, wire baskets, barn doors & more!

DISHES & CHINA: Large selection of china & porcelain bowls & plates; moustache cup • Candlewick creamer & sugar • hobnail amethyst pitcher • transfer ware pitcher • Fostoria coin glass tall covered candy • Indiana Carnival pitcher & tumblers, candy dishes & butter dish • Oriental tea set • Bavarian Palace H&C china, svc. of 8

APPLIANCES: Frigidaire almond 18.4 cu. ft. refrigerator • Whirlpool elec. • Kenmore washer • Frigidaire chest freezer

FURNITURE: Brunswick 8' slate pool table in 3 sections, nice condition • Ethan Allen dining room suite w/ 4 cane back chairs • oak finish large china cabinet • oak finish dinette set, 4 chairs • mahogany full size bedroom suite w/ chest, vanity, bed • Burlington House king bedroom suite, armoire & triple dresser • Lane blanket chest w/ drawers • Queen Anne leg sofa table • pine dry sink • sofa & loveseat • pair of red living room chairs • kneehole desk & chair • assorted end tables & lamps • 3 section bookcases • entertainment cabinets

HOUSEHOLD: Fireproof metal floor safe • DP elec. treadmill • Club aluminum cookware • small kitchen appliances • golf clubs • bowling balls • books • DVD's • CD's • sewing notions & supplies • console sewing machine • patio chairs & table • porch swing on frame • gas grill • Corningware & kitchenware • Crosley reproduction turntable • Bounty Hunter Quick Draw II metal detector • Onieda SS flatware in case



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REAL ESTATE & AUCTION

7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
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Auction Manager: Mike Roy

JUNE 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				



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- Simplicity Mower
- Furniture
- Tools & Equipment
- Antiques, Collectibles

HUDSON, IN • Steuben County

Auctions

53± Acres

- 4 Tracts
- 3 Bedroom Home on Full Basement



Tuesday, June 30

ONLINE BIDDING AVAILABLE

SCHRADER
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of Fort Wayne
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Personal Property 3 PM

held at 222 W. Schumaker St., Hudson, IN

Real Estate 6:30 PM

held at United Brethren Church Hall, 516 N. Main St., Hudson

2 Auctions

HUDSON, IN • Steuben County

Real Estate Auction - 53± ACRES

Tuesday, June 30 • 6:30 PM

Real Estate Auction Location: UNITED BRETHREN CHURCH HALL, 516 N. MAIN STREET, HUDSON, IN 46747

Inspection Date:
Sunday, June 14
2-4 PM



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.

Auction Manager:
Mike Roy



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REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, and as a total 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: TRACT 3 House - \$2,500. down payment on the day of auction with the balance in cash at closing.
OTHER TRACTS and Combination with Tract 1:

10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any and all bids.
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 presentation of insurable title. Costs for an insured closing shall be shared 50:50 between

Buyer(s) and Seller.
POSSESSION: Possession of home on day of closing, immediately following the closing. Possession of tillable acres subject to tenant farmer's 2015 crop. Buyer to receive 50% of the 2015 cash rent.
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 the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company 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

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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.



45± acre farm

located on CR S 800 W, Hudson IN

1.5 miles north of St. Rd. 4, and 2 miles south of Salem Center. This farm is made up of Boyer-Ormas loamy sands and Rensselaer loam. Section 28, Salem Township, Steuben County

TRACT 1: 25 mostly tillable acres with frontage on CR S 800 W. This tract rolls from front to back with over 800' frontage and 1350' depth.

TRACT 2: 20 mostly tillable acres with frontage on CR S 800 W. This tract rolls from front to back with 220' road frontage and 1350' depth. This tract is "L" shaped around existing home and barns.



SOIL TYPES	
Code	Soil Name
Bob	Boyer-Ormas loamy sands
KoB	Kosciusko sandy loam
Bz	Brookston loam
BoC	Boyer-Ormas loamy sands
Rb	Rensselaer loam



7± acre farm & home

located on the north edge of Hudson, IN with frontage on Shumaker St. and North Main St.

This farm is entirely Kosciusko sandy loam with 2 to 6 percent slopes. Section 36, Salem Township, Steuben County

TRACT 3: 1600 sq. ft. ranch home on 5.7± acres. 3 bedrooms, 2 full baths, full finished basement, 2 car attached garage. Built in 1976. Home features an asphalt driveway, concrete patio and a three year old roof. The home has city water service and has access to public sewer system located in front yard. Frontage on Shumaker Street and access off North Main Street. One of the newest and best homes in Hudson!

TRACT 4: 1.1± acres with historical wood framed barn. Barn is 30 x 30 with open lean two and corn crib. Has frontage on Shumaker Street. Great opportunity for storage or that hobby farm.

