

35[±] Acres
in 3 tracts

AUCTION
Real Estate, Livestock Equipment
& Shop Equipment

Real Estate: Thursday, April 21 @ 6pm • Equipment: Saturday, April 23 @ 10am

• Excellent Livestock Property • Large Pole Barn
• Mowers • Trailers • Shop Equipment

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, IN

Auctions Held On Site: 9312 Whippoorwill Drive
Fort Wayne, Indiana

35[±] Acres
in 3 tracts

AUCTION
Real Estate, Livestock Equipment
& Shop Equipment

Real Estate: Thursday, April 21 @ 6pm • Equipment: Saturday, April 23 @ 10am

Allen County, Indiana

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, IN

7009 N. River Rd.,
Ft. Wayne, IN 46815
866-340-0445 / 260-749-0445
#AC63001504, #AU19300123

AUCTION MANAGER:
Jerry Ehle

Follow us on:
f b YouTube
Get our new iOS App

April 2016						
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					

Allen County, Indiana

Real Estate, Livestock Equipment & Shop Equipment AUCTION

35[±] Acres
in 3 tracts

Real Estate: Thursday, April 21 @ 6pm • Equipment: Saturday, April 23 @ 10am








REAL ESTATE

- Excellent Livestock Property
- Indoor horse arena
- Large Pole Barn • Pastures • Woods
- Potential Building Sites

LIVESTOCK EQUIP. & SHOP EQUIP.

- Mowers • Trailers
- Farm Implements
- Livestock Equipment
- Shop Equipment

AUCTIONS HELD ON SITE - 9312 Whippoorwill Drive, Fort Wayne, IN

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne

866-340-0445 www.schraderfortwayne.com

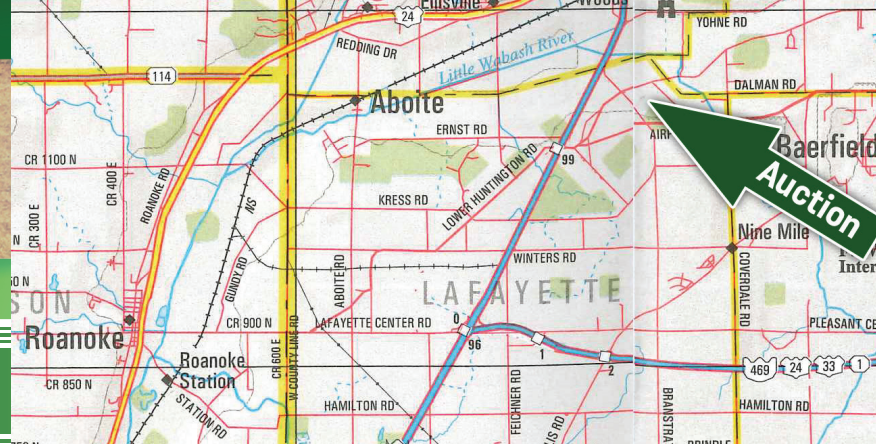
Real Estate, Livestock Equipment
& Shop Equipment
AUCTION

Allen County,
Indiana

35[±]
Acres
in 3 tracts

Real Estate: Thursday, April 21 @ 6pm • Equipment: Saturday, April 23 @ 10am

AUCTION LOCATION (Held on site):
9312 Whippoorwill Drive, Fort Wayne, IN



INSPECTION DATES:
Monday, April 4 • 3-6pm
Sunday April 10 • 2-4pm
Meet a Schrader Rep.
on Tract 1

REAL ESTATE: Thursday, April 21 @ 6pm

TRACT 1: 17.4± Acres with access off of Whippoorwill Drive. This tract includes the following buildings:
A 40' x 66' metal pole building with complete concrete and electric. It has a 14'H x 18'W overhead door on the side with concrete apron and a 20'W x 14'H overhead door on end. There is a 9' x 12' interior room. There are 3 exterior high overhead spotlights on the back overlooking paddock area. There is a concrete, fuel / chemical containment area in front of building.

A 60' x 95' metal indoor arena with outdoor lean to over stall area. The arena has a 15'W x 16'H sliding-door on each end. There is a 24' x 24' and 24' x 36' metal and wood run-in(s) with interior 4' kick walls. Both are concrete and one has an 85' concrete feed lot as part. Both have electric and are 14' high interior. There are 2 "Jug" livestock waterers with concrete pads in the pastures.

A 12' x 24' wooden and metal run in shed.

There are (2) concrete base 30' high metal flood lights out in the back pastures. There are approximately 10 acres of pasture land on this tract and 4 acres of woods.

TRACT 2: 10.5± Acres - This Tract has nearly 300 front of road frontage off of Lower Huntington Road. It is mostly pasture with approximately 1 acre of woods on the south end. This tract's elevation rolls up from the road then slopes downward toward the back. A beautiful scenic view from a small summit in the center of the tract offers an excellent potential home site.

TRACT 3: 7± Acres SWING TRACT. This tract is all wooded and is situated adjacent to the south end of Tract 2. It can only be bid on separately by an adjacent owner or in combination with either Tract 1 or 2. This tract offers a private hunting or recreation area.



Seller: Daniel T. Mulhern
Auction Manager: Jerry Ehle

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.



SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

866-340-0445

www.schraderfortwayne.com



LIVESTOCK EQUIP. & SHOP EQUIP.: Saturday, April 23 @ 10am

TRAILERS & LAWN & GARDEN

John Deere HX10 rotary finish mower, like new condition, 10' • John Deere 665 three point tiller • John Deere 757 zero turn mower, 25 HP V Twin, 60", 712 hours • '90 Hillsboro 350 bu. Fifth wheel dump trailer, 9000 lb. w/ tarp • Huskee 12HP 35T log splitter with electric start • 5' x 8' Wells Cargo enclosed trailer • 800 gal. divided fuel tank with 2 electric Tuthill pumps • Lawn vacuum on trailer with 5.5 HP Honda engine • 42" heavy duty lawn roller • 12 volt ATV spreader

LIVESTOCK EQUIPMENT:

ForMost 450 head chute with rear palpation cage • (4) Bulk grain-feed bins with two augers, 350 bu-500bu • 24' Remlinger pasture drag, hydraulic folding • Klene 10' x 20' pipe structure run-in shed with no siding • Bradco manure grapple bucket • King Kutter three point bale spear • (2) skid loader bale spears • 6' skid loader manure bucket • 7 modular Rohn stalls, excellent condition • 35 new 4' x 6' stall mats • calving pen-tub • large feed box • assorted gates and panels • tube gates • fence posts • barn scale

MISC. FARM & SHOP EQUIPMENT:

Wayne Vaughn VT-735-80 model 705, vertical air compressor, like new • 500 Gallon propane tank • Large quantity 2 x 4's & 2 x 6's • 12 x 18 portable Quonset building • new barn siding • aluminum diamond plate truck tool box • Aluminum diamond plate truck fuel tank • 5th wheel hitch plate • hitch stabilizer system • Stihl power cultivator • electric cement mixer • assorted implement tires and rims • log chains • Weldmark 140 Mig welder • electric hedge trimmer • hand saws • assorted hand tools • assorted garden tools, brooms and stall shovels • folding air bed, new in box • (4) pallet racking uprights • heavy duty garage shelving • chest and upright freezers • overhead door sections • chains • garage and shop supplies • burn barrel incinerator • 60 & 100 lb. propane tanks



AUCTION TERMS & CONDITIONS

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, and combination of the tracts, subject to Swing Tract rules. Tract 3 can be bid on separately only by an adjacent land owner or in combination with Tract 1. There will be open bidding on all tracts and the combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.
DOWN PAYMENT: 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 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 and 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, 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.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.