

AUCTION TERMS & CONDITIONS:**PROCEDURE:** The property will be offered as a total 2.4± acre unit.**DOWN PAYMENT:** 10% down payment on the day of auction. 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is 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.**CLOSING:** The targeted closing date will be approximately 30 days after the auction.**POSSESSION:** Possession is at closing.**REAL ESTATE TAXES:** Real Estate taxes will be prorated to the date of closing.**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.**ACREAGE:** All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. 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 Company, Inc. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.**Personal Property
& Real Estate*Auction**Saturday, August 17*

Real Estate • 9:30am & Personal Property • 10am

Sale Manager:

Arden Schrader • 260-229-2442

AC63001504, AU01050022

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| August | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| | 25 | 26 | 27 | 28 | 29 | 30 | 31 |

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Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

800-451-2709 • www.SchraderAuction.com

2.4± Acres in Ligonier, IN

Personal Property
& Real Estate*Auction**Saturday, August 17*

Real Estate • 9:30am & Personal Property • 10am



- Ford Tractor • Attachments • Farm Related • Chicken Coop • Construction



- 2.4± Acres in Ligonier, IN
- Country Home with Barn & Outbuildings

ONLINE BIDDING AVAILABLE

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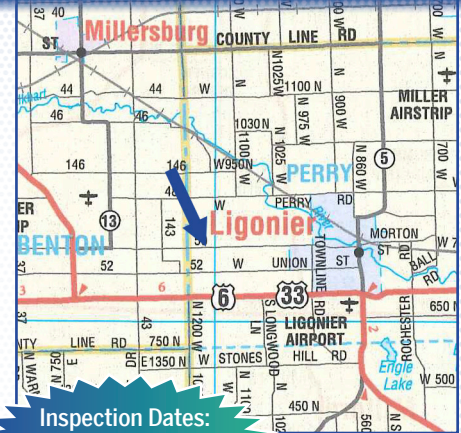


Real Estate • 9:30am

LOCATED: 2288 Lincolnway W, Ligonier, IN 46767 • From the intersection of US 6 & US 33 at Ligonier, travel west 1 mile to CR 950 W/Townline Rd and go north 1 mile to Lincolnway/800 N then go west 2.2 miles to property

2.4± Acres with a Country Home, Barn, and Outbuildings

This 3 bedroom country home is waiting to be yours. New vinyl siding, windows and most of the roof were installed approximately 6 years ago. The inside of the home is ready for your design. Great place to remodel to suit your dreams. Looking for a property to fix and flip? Lots of possibilities. Also included is a 36'x60' pin frame barn with 24'x36' lean to and a 24'x26' outbuilding.



Inspection Dates:
Mon., July 22 • 4-6pm &
Thur., July 25 • 4-6pm



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 Schrader Auction Co. - 800-451-2709.

Personal Property • 10am:

• FORD TRACTOR • ATTACHMENTS • FARM RELATED ITEMS • CHICKEN COOP • CONSTRUCTION SUPPLIES:

- 1960 Ford tractor, 13.6x28 tires & new rims, 3pt, pto, 12volt
- Ford 1 arm loader
- 6' 3pt disc
- 5' TSC roto-tiller, 3pt
- 5' Howse rotary mower, stump jumper, 3pt
- 6' 3pt grader blade
- TSC 3pt post hole auger
- Kubota B/L 2563 snowblower, 3pt
- Wheel Horse GT-1142 lawn tractor
- Snowblower for a Wheel Horse tractor
- Troy Bilt front tine tiller
- 2 walk behind mowers
- B & D elec. edger
- Elec. cement mixer
- Wheelbarrow
- Johnson outboard motor & Tank
- LP forklift tank
- 8'x10' portable chicken coop
- 50'x60" roll of new chicken fence
- Round bale feeder
- 4' poly feed bunk

- Galvanized stock water tank
- Hog & cattle panels
- Pipe & wire gates
- 75 & 50 mile Blitzer elec. fence chargers
- Elec. fence supplies
- Water line
- Assorted lumber
- (6±) 8' pcs of guard rail
- Sherwin Williams MX695 airless paint sprayer
- Welding bench with Wilton vise
- (2) bench vises
- 2400 psi gas pressure washer
- 4' 1" breaker bar
- 40' alum ext. ladder
- 10' Werner fiberglass step ladder
- Squirrel cage fan
- Assorted work benches
- Assorted wooden & metal

- storage cupboards
- New 36" insulated door, leaded design window
- Walk in doors & frames
- Used doors
- Kitchen cabinets
- Cement block
- Used metal roofing
- Smoker
- Wood burner
- Firewood
- Milk can
- Blacksmith forge
- (2) old sleds
- 20± metal folding chairs
- Security light
- Empty 55 gal barrels, some w/ lids
- Hot tub (needs pump)



TERMS: Cash or Check with proper ID

OWNER: Tom Calbeck | **SALES MANAGER:** Arden Schrader • 260-229-2442

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