

**REAL ESTATE AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual tracts, any combination of tracts & as a total 60± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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, & 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. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, w/ the balance of the real estate purchase price due at closing.

**POSSESSION:** At closing except for Tracts 1 & 2 (45 days after closing) and Tract 6 (subject to farm tenant's rights for remainder of 2019 crop year).

**PRE-CLOSING ACCESS:** Immediate access is available (prior to closing) for fall farming activities on Tracts 3 & 4 and for hunting on the non-tillable portions of Tract 6. Any such pre-closing access will require an additional 10% down (for a total of 20%) and a signed Pre-Closing Access Addendum.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the day of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

**FARM EQUIPMENT AUCTION TERMS:**

Cash or Check with proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

**SCHRADER REAL ESTATE AND AUCTION COMPANY, INC.**

260-244-7606 | 1-800-451-2709 | www.schraderauction.com

e-mail: auctions@schraderauction.com

*Steuben County, IN*  
**LAND AUCTION**  
*Wednesday, September 25 • 6pm*

**60±**  
*Acre offered in 6 Tracts*

SEPTEMBER						
Su	M	T	W	Th	F	Sa
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					

**Sale Manager: Robert Mishler • 260-336-9750**  
AC63001504, AU08701553

*Farm & Dairy*  
**EQUIPMENT AUCTION**  
*Friday, September 27 • 4pm*

Follow us on:

Steuben County, IN

# LAND AUCTION

Wednesday, September 25 • 6pm



**Real Estate Open House Dates:**  
 Tuesday, August 27 &  
 Wednesday, September 11  
 from 4-6 pm. Meet Auction  
 Manager at Tract 1.



**60±**  
 Acres offered in 6 Tracts

**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**Real Estate Auction Location:** Stroh Church of Christ • 4540 S 1100 W, Hudson, IN 46747  
**Property Location:** 2010 S 800 W, Hudson, IN 46747



**Tract 1: 1± acre** w/ 2-story, 4 bedroom home w/ large family room & patio. 30x55 garage/pole barn w/ horse stalls & tack room. 45x65 metal pole barn. The house, milk house & parlor are heated w/ outdoor wood boiler.  
**Tract 2: 7± acres** w/ full dairy set up. 60x95 with 80 free stalls w/ holding pen connected to the milking parlor. Parlor is double 6 herringbone new in 2004, but has not been used since 2014. 70x85 concrete fence line feeding area that can be covered, 28x40 freshening barn w/ pens, water, & ventilation fans. Madison 20x60 silo, lots of concreted feedlot area w/ slurry pits, 30x30 pole barn & 38x60 hoop barn w/ plenty of pasture.  
**Tract 3: 8± acres**, somewhat rolling bare ground. Great possible building site w/ 485'

of frontage on S 800 W.  
**Tract 4: 11± acres**, somewhat rolling bare ground. Great possible building site w/ 450' of frontage on S 800 W.  
**Tract 5: 12± acres**, somewhat rolling bare ground. Great possible building site w/ 450' of frontage on S 800 W & 215' on 250 S.  
**Tract 6: 21± acres**, of recreational land w/ a camp site & trails. 16± acres in wooded ground w/ a creek running through it & approximately 5± acres in tillable land. There are mature trees including 50 maple trees tapped for syrup. This tract has a .4± acre, 20', provisional access corridor. This is only included in the tract if it is not purchased in combination w/ other tracts. If purchased in combination, then the corridor will be retained by the seller.

## Farm & Dairy EQUIPMENT AUCTION | Friday, September 27 • 4pm

**2014 Livestock Trailer • Tractor • Hay Equipment:** • 2014 Platinum Coach aluminum cattle 8'x24'trailer 2 gates front one slides, side entry plus a fold down ramp door • 1978 McQuery Four horse straight load horse trailer w/ 6ft changing room, A/C works great, some new tires. • 7120 Case IH Magnum 2wd 18.4-42 axle duals, was, 540/1000 rpm pto, 3 remotes, 7509 hours, Total rebuild in 2018 including front seal • Kuhn 8118 Side Slinger Spreader in good condition • 1949 Case DC Tractor starts easy & runs good • New Holland 1431 discbine Hay Mower, New Cutter Bar & CV Joint this past spring; • New Holland BR 740 Silage Special, net wrap, inoculator tank, almost 15,000 bales • Howse 10ft 3 point mower • Brillion 14' Cultmulcher • Case 4row Cultivator • H&S 10 ton running gear • Coen 3pt Wack-a-Track • Farmhand 12' Stalk Chopper; Wil-Rich 15' fold up drag; • 16ft flat rack bed • 3 pt dirt scoop • Brillion 12' Cultapacker • 16.9 30 snap on duals • 300 gal. overhead Fuel Tank • 40 gal. in bed fuel tank • 275 gal. fuel tank • Standup Hydraulic Log Splitter • Old Running Gear • 1989 Ford Truck F150 XLT Lariat, 137051 miles, needs timing work • 1967 Chevy

**60 Cab Over Grain Truck, 300 Bushel Box, 101662 miles, doesn't run**  
**Milking & Cattle Equipment:** • Mueller 1000 gal. bulk tank, auto water, & compressor; plate cooler 42 plates • Surge Electrobrain Automatic pipeline washer • 12 - Westfalia Classic 300 miller units • 12 - Westfalia ACRSS auto takeoffs • 12 - Surge dual pulsators • 30' of 3" low line milk line • Milk pump • Gardner Denver Suttonbuilt 500 vacuum pump • Van Dale Silo Unloader in very good condition • 4 - 1000 bushel Corn Cribs at two other farms • Flex auger w/ powerheads & drop tubes • 10 ton Feed Bin w/ auger • 7-10 HP electric motors • 4ft Round Calf Hay Feeder • 200 gallon SS bulk tank (no compressor) • 4 - Round Bale Feeders • 23 Loop Freestalls • 5 & 10ft Steel feed bunks • 5ft Rubber Tire Scraper for Skidloader • Show Box & Dairy Show Halters  
**Mowers & Misc. Farm:** • 2016 (sold in 2018) Simplicity Courier 4052 zero turn lawn mower, 54" welded commercial deck, w/ suspension comfort system, very little use • Kubota gas lawn tractor w/ deck • Bolens gas lawn tractor w/ deck • Country Clipper Zero Turn Mower 52" (needs deck work) •

**2500 PSI pressure washer Briggs & Stratton Engine needs pump • 4- 13ft I Beams • Oliver 77 Side Panels & Grill • 40ft Aluminum Extension Ladder • Keipor Generator, needs work • 12ft Flat Bottom Fishing Boat • Craftsman Chop Saw • 5th Wheel to Gooseneck Adapter • Huskee 5HP Cultivator, needs tune-up • Bully Dog-Triple Dog Diesel Downloader for Dodge 5.7L 2003-2007, Ford 6.0L 2003-2007, Ford 7.3L 1999-2002, GM 6.6L 2001-2007**  
**Hay:** • Hay & baleage - 88 bales of wet wrapped 1st cutting, 60-80 net wrapped dry round bales  
**Household:** • Wurlitzer Piano • Misc. Household items • Whirlpool Washer  
**Bull Semen:** • Sierra Dessert Breeders Holstein • 20 - Andy 506H224 • 10 - Ebax 506H800 • 10 - Dahlia 506H803 • 10 - Rhoades 506H802 • 10 - Sean 506H229 • 20 - Kodak 506H703 • Select Sires & ABS Jersey • 3 - 1JE221 Bold Venture • 2 - 76JE156 Tower Vue Prime Tequila-ET • 3 - 29JE3624 All Lynns Maximum Vernon • 1 - 29JE3647 All Lynns Restore Vibrant • 8 - 7JE1067 Oomsdale T Bone Golda-ET • 6 - 94JE3704 Arethusa Verbatim Response-ET • 1 - 94JE3868 Arethusa Vitality-ET

**Equipment Auction Location:**  
 2010 S 800 W, Hudson, IN 46747



**Owners:** DLH Dairy Farm LLC, Dyon & Lisa Helmuth **Auction Manager:** Robert Mishler • 260-336-9750

**LIVE INTERNET BIDDING**  
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 or call 800-451-2709.

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